

This instrument was prepared by

Send Tax Notice To: David J. Morris

(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Birmingham, Alabama 35209

1065 Caribbean Circle
Alabaster, Alabama 35007
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty four thousand nine hundred and No/100 (84,900.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Karen W. Sargent Gross and husband, Alvin Gross

(herein referred to as grantors) do grant, bargain, sell and convey unto

David J. Morris and Vickie E. Morris

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

Lot 9, Block 1, according to the map and survey of Southwind Subdivision, First Sector, as recorded in Map Book 6 page 72, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to taxes for 1992.

Subject to building setback line of 35 feet reserved from Caribbean Circle as shown by plat. Subject to public utility easements as shown by recorded plat, including a 10 foot easement on the Southerly side of subject property.

Subject to restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 14 page 23 in Probate Office.

Subject to Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 299 page 120 in Probate Office.

Subject to Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 14 page 769 and covenants pertaining thereto recorded in Misc. Book 14 page 475 in Probate Office.

Karen W. Sargent and Karen W. Sargent Gross is one and the same person.

\$ 84,233.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 31st

day of October, 1991

WITNESS:

1991 NOV -4 PM 2:34

(Seal)

Karen W. Sargent Gross (Seal)

Karen W. Sargent Gross

Alvin Gross (Seal)

Alvin Gross

(Seal)

1. Deed Tax 1.00
2. Mtg. Tax 2.50
3. Recording Fee 3.00
4. Indexing Fee 1.00
5. No Tax Fee 1.00
6. Certified Fee 7.50

STATE OF ALABAMA

JEFFERSON COUNTY

Total 7.50 General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Karen W. Sargent Gross AND HUSBAND, Alvin Gross whose name s are are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of October A. D., 19 91

Larry L. Halcomb

Notary Public.