

SEND TAX NOTICE TO:

Phillip G. Morris
(Name) Mary Lynn Ellis

101 Conch Circle
(Address) Alabaster, Al 35007

This instrument was prepared by

(Name) Paden & Harris, Attorneys

(Address) 2070 Valleydale Road, Suite 5 Birmingham, Al. 35244

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy Nine Thousand One Hundred Seventy and 00/100

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Eloise Halbert, Hazel P. Youngsteadt, Darwin D. Davis & Sherwood Stamps

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

Phillip G. Morris and wife, Mary Lynn 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:

Parcel 3, according to the Survey of Beverly Hills, as recorded in Map Book 16 Page 59 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. General and special taxes or assessments for 1992 and subsequent years not yet due and payable.
2. Restrictions, covenants and conditions as set out in instrument(s) to be recorded and Easements, rights of way, reservations, agreements, restrictions and setback lines of record.
3. Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Deed Book 130 page 180; Deed Book 130 page 181 and Deed Book 194 page 23 in Probate Office.
4. Buy-sell agreement as set out in Deed Book 286 page 456 in the Probate Office and as amended by Real 251 page 884 in the Probate Office.
5. Unrecorded timber contract to Union Camp Corporation.
6. Any applicable zoning ordinances.
7. Said property conveyed by this instrument is hereby subjected to the Declaration of Protective Covenants, Agreements, Easements.
8. Grantees have made their own independent inspections and investigations of the Property, and are taking the Property "as is" and based solely upon and in reliance upon such inspection and investigations of the Property. Grantors make no representation, warranty or agreement concerning the conditions of the Property, the soil or the subsoil. ** SEE OVER**

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 18th

day of June 19 92.

WITNESS:

Sherwood Stamps (Seal)
Sherwood Stamps

(Seal)

(Seal)

Eloise Halbert (Seal)
Eloise Halbert

Hazel P. Youngsteadt (Seal)
Hazel P. Youngsteadt

Darwin D. Davis (Seal)
Darwin D. Davis

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Eloise Halbert, Hazel P. Youngsteadt, Darwin D. Davis & Sherwood Stamps whose name 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 18th day of June A.D., 19 92

Heri L. Cano
Notary Public.
My Commission Expires 5-20-96

SUBJECT TO'S CONTINUED:

8. Grantees, for themselves and their heirs, successors and assigns, waive all claims, present and future, against Grantors based upon or in connection with the condition of the Property, including but not limited to underground mines, tunnels, or sinkholes, and hereby releases Grantors from any liability whatsoever with respect thereto.

GRANTORS CERTIFY THAT THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF ANY OF THE GRANTORS!

Inst # 1992-12147

06/24/1992-12147
10:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD \$0.00

Paden & Harris
RETURN TO 2070 Valleydale Rd.
Suite #5
Birmingham, AL 35244

Eloise Halbert,
Hazel P. Youngsteadt,
Darwin D. Davis
Sherwood Stamps

TO

Phillip G. & Mary Lynn Morris

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.