

This instrument was prepared by

(Name) HOLLIMAN, SHOCKLEY & KELLY
3821 Lorna Road, Suite 110
(Address) Riverchase, Alabama 35244

Form 1-1.5 Rev. 1-88

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirty-five Thousand and NO/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
FRANK D. MORRISSEY and wife, EMILY R. MORRISSEY
(herein referred to as grantors) do grant, bargain, sell and convey unto

JAMES G. STEVENS and DEBORAH YOLANDE STEVENS
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated
in Shelby County, Alabama to-wit:

Lot 809, according to the Survey of 15th Addition to Riverchase Country
Club, as recorded in Map Book 8, Pge 168, in the Probate Office of
Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1993 and subsequent years.
(2) Easements, restrictions, reservations, rights-of-way, limitations,
covenants and conditions of record, if any.

\$101250.00 of the purchase price of the property described herein
has been paid by the proceeds of a first mortgage loan executed
and recorded simultaneously herewith.

Inst # 1992-25348

11/02/1992-25348
09:33 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said GRANTEES for and during their ^{joint} lives and upon the death of either of them,
then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent
remainder and right of reversion.

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 5th
day of October, 1992.

WITNESS:

.....(Seal)
.....(Seal)
.....(Seal)

Frank D. Morrissey (Seal)
FRANK D. MORRISSEY
Emily R. Morrissey (Seal)
EMILY R. MORRISSEY
.....(Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment
JOHN R. HOLLIMAN
NOTARY PUBLIC FOR
STATE OF ALABAMA AT LARGE
COMMISSION EXPIRES 8-29-94

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that FRANK D. MORRISSEY and wife, EMILY R. MORRISSEY
whose name s 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 5th day of October, A. D., 1992

My Commission Expires: 8-29-94

John R. Holliman
Notary Public.