

SEND TAX NOTICE TO:

(Name) John S. Curren

(Address) 2010-Morgan Rd
Doss, Al 35023

This instrument was prepared by

(Name) The Law Offices of Clifford W. Hardy, Jr.

1600 Third Avenue, North

(Address) Bessemer, AL 35020

Form TICOR 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

500.00

STATE OF ALABAMA
SHELBY

}
COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar, Love & Affection

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

JOHN S. CURREN and wife, IMOGENE CURREN

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

CHARLES JASON MORGAN, an unmarried man, and VIRGINIA C. MORGAN, a married woman,

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

SHELBY

County, Alabama to-wit:

Begin at the NW corner of the NE 1/4 of the NW 1/4 of Section 24, Township 22 South, Range 1 East and run in a Southerly direction along the quarter section line 1017.30 feet to a point; thence turn an angle to the Left of 90° and run in an Easterly direction 168 feet to the point of beginning; thence turn an angle to the Right of 90° and run in a Southerly direction a distance of 150.70 feet to a point; thence turn an angle to the Right of 83° 46' 30" and run in a Westerly direction a distance of 169 feet to a point; thence turn an angle to the Right of 96° 13' 30" and run North along the quarter section a distance of 169 feet to a point; thence turn an angle to the Right of 90° and run in an Easterly direction a distance of 168 feet to the point of beginning of the parcel herein described.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

THE GRANTORS RETAIN A LIFE ESTATE IN THE ABOVE-DESCRIBED PROPERTY WITH SAID LIFE ESTATE BEING MEASURED BY THE DURATION OF BOTH OF THEIR LIVES.

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 February, 19 93.

WITNESS:

Glenda V. Bush (Seal)

John S. Curren (Seal)
JOHN S. CURREN

_____ (Seal)

Imogene M. Curren (Seal)
IMOGENE CURREN

_____ (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and-for said County, in said State,

hereby certify that JOHN S. CURREN and wife, IMOGENE CURREN

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 HAVE executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 18th

day of February

A. D., 19 93

Glenda V. Bush

Notary Public.

Inst # 1993-05635
03/01/1993-05635
10:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOLLARS 7.00