

SEND TAX NOTICE TO:

Mark Morris

(Name) Linda A. Morris

5475 Dover Cliff Circle

(Address) Birmingham, Alabama 35242

This instrument was prepared by

(Name) Gene W. Gray, Jr.

2100 SouthBridge Parkway Suite 650

(Address) Birmingham, Alabama 35209

Form TITLE 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SIXTY THOUSAND AND NO/100----- DOLLARS

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

John E. Brix and spouse, Kathryn L. Brix

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

Mark Morris and Linda A. 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 45, according to the Survey of Meadow Brook, 11th Sector, as recorded in Map Book 9, Page 6 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1993 which are a lien, but not due and payable until October 1, 1993.

Easements, rights of way and restrictions of record.

\$ 115,000.00 of the consideration was paid from the proceeds of a mortgage loan.

Inst # 1993-12504

05/04/1993-12504
10:59 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 KCD 54.00

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 19th day of March, 1993.

WITNESS:

(Seal)

(Seal)

(Seal)

Kathryn L. Brix (Seal)
Kathryn L. Brix
John E. Brix (Seal)
John E. Brix
John E. Brix (Seal)
John E. Brix, as Attorney in Fact
for Kathryn L. Brix

STATE OF ALABAMA

JEFFERSON

COUNTY

I, Gene W. Gray, Jr., a Notary Public in and for said County, in said State,

hereby certify that John E. Brix

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of March, A.D., 1993

My Commission Expires: 11/9/94

Gene W. Gray, Jr.

Notary Public.

STATE OF Alabama
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John E. Brix whose name as Attorney in Fact for Kathryn L. Brix under that certain Durable Power of Attorney recorded on in Real Volume Inst # 1993 Page 12503, in the Probate Office of Shelby County, Alabama, is signed to the foregoing conveyance/instrument and is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance/instrument, John E. Brix, in capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 19th day of March, 1993

NOTARY PUBLIC
Gene W. Gray, Jr.

My commission expires: 11/09/94

Inst # 1993-12504

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