

SEND TAX NOTICE TO:

(Name) John G. Morrison
300 Mildred Street
(Address) Columbiana, AL 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(Address) Columbiana, Alabama 35051

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 Fifty-Seven Thousand, Five Hundred (\$57,500.00)-----

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Nell Seale Sloan, a single woman; Anita Joyce Sloan, a single woman; and Sara Frances Thompson Hill, a single woman formerly known as Sara Frances Thompson (herein referred to as grantors) do grant, bargain, sell and convey unto

John G. Morrison and Anne S. Morrison

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the Northwest corner of Section 25, Township 21 South, Range 1 West; thence run South along the West boundary of said Section 25 for 1996.47 feet to a point; thence turn an angle of 106 degrees 37 minutes 35 seconds to the left and run Northeasterly for 636.54 feet to a point, being the point of intersection of the East line of Katherine Street with the North line of Mildred Street, and being the point of beginning of the parcel herein described; thence continue along the last described course for 107.09 feet, being along said North line of Mildred Street, to a point; thence turn an angle of 83 degrees 13 minutes 04 seconds to the left and run 143.50 feet to a point; thence turn an angle of 96 degrees 59 minutes 47 seconds to the left and run 105.00 feet to a point on the East line of Katherine Street; thence turn an angle of 82 degrees 09 minutes 19 seconds to the left and run along said East line of Katherine Street for 143.37 feet to the point of beginning. Said parcel is lying in the NW 1/4 of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama. According to survey of John Gary Ray, RLS #12295, dated July 6, 1993.

Subject to taxes for 1993 and subsequent years, easements, restrictions, permits, and rights of way of record.

\$ 48,875.00 of the above recited purchase price was paid from a mortgage recorded 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 16TH day of July, 19 93.

WITNESS:

[Signatures of witnesses]

(Seal) (Seal) (Seal)

[Signatures of grantees]

Nell Seale Sloan (Seal)

Anita Joyce Sloan (Seal)

Sara Frances Thompson Hill (Seal)

STATE OF ~~ALABAMA~~ FLORIDA }
WALTON COUNTY }

I, the undersigned authority _____, a Notary Public in and for said County, in said State, hereby certify that Nell Seale Sloan, a single woman 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 she _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16TH day of July A.D., 19 93

MY COMMISSION EXPIRES MARCH 31, 1998
BONDED thru RUCKELSHY & ASSOCIATES

[Signature of Notary Public]

Notary Public.

SEE REVERSE SIDE FOR ADDITIONAL ACKNOWLEDGEMENTS.

1993-21439
02/21/1993-21439
02:24 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 KCD 21.00

STATE OF FLORIDA
COUNTY OF WALTON

I, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared ANITA JOYCE SLOAN, a single woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 16th day of July, 1993.

Charles W. Tucker
Notary Public

My commission expires: NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MARCH 31, 1995
BONDED THRU HUCKLESBERRY & ASSOCIATES

STATE OF FLORIDA
COUNTY OF WALTON

I, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared SARA FRANCES THOMPSON HILL, a single woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 16th day of July, 1993.

Charles W. Tucker
Notary Public

My commission expires:
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MARCH 31, 1995
BONDED THRU HUCKLESBERRY & ASSOCIATES

Inst # 1993-21439

Inst # 1993-21439
07/21/1993 02:24 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 21.00

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

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

RETURN TO
TO