

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Herman J. Morris
Vernon H. Morris
143 Heather Ridge Drive
Pelham, Alabama 35124

Inst # 1993-38574

CORPORATION WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

THE STATE OF ALABAMA)
COUNTY OF SHELBY) : KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED FIFTY-EIGHT THOUSAND AND NO/100, (\$158,000.00), DOLLARS, in hand paid to the undersigned, B & S Land Development, Inc., a corporation, (hereinafter referred to as "GRANTOR"), by Herman J. Morris and spouse, Vernon H. Morris, (hereinafter referred to as "GRANTEES"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEES the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 22, according to the survey of Heather Ridge, as recorded in Map Book 17, Page 22 in the Probate Office of Shelby County, Alabama; LESS AND EXCEPT part of said Lot 22 described as follows: Begin at the Northwest corner of Lot 92 of Kingwood, Third Addition as recorded in Map Book 7, Page 26 in the Office of the Judge of Probate of Shelby County, Alabama; thence run South 89 degrees 32 minutes 00 seconds East a distance of 39.04 feet along the North line of said Lot 92 to a point on the East line of Lot 22; thence run South 00 degrees 20 minutes 14 seconds West a distance of 15.59 feet along the East line of said Lot 22 to the Southeast corner thereof; thence run North 89 degrees 32 minutes 00 seconds West a distance of 100.14 feet along the South line of said Lot 22 to the Southwest corner thereof; thence run North 00 degrees 20 minutes 14 seconds East a distance of 17.21 feet along the West line of said Lot 22; thence run South 88 degrees 36 minutes 02 seconds East a distance of 61.11 feet along the North line of said Lot 92 to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year, 1994.
2. Building setback line of 50 feet reserved from Heather Ridge Drive as shown by plat.
3. Public utility easements are shown by recorded plat, including 15 foot easement on Southerly side.
4. Restrictions, covenants and conditions as set out instrument recorded in Instrument No. 1993-8779 in Probate Office.

\$126,400.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

GRANTEES understand that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of all protective covenants and restrictions as set out hereinabove.

IN WITNESS WHEREOF, the said GRANTOR, by its President, whose name is Alva Battle, who is authorized to execute this conveyance, and the GRANTEES have hereto set their signatures and seals, this 30th day of November, 1993.

B & S Land Development, Inc.

Alva Battle (SEAL)
BY: Alva Battle
ITS: President
GRANTOR

Herman J. Morris (SEAL)
Herman J. Morris
GRANTEE

Vernon H. Morris (SEAL)
Vernon H. Morris
GRANTEE

THE STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Alva Battle whose name as President of B & S Land Development, Inc., a corporation, 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, he, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 30th day of November, 1993.

Karen Sue Underwood
NOTARY PUBLIC
My commission expires: 6/23/97

THE STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Herman J. Morris and spouse, Vernon H. Morris, whose names are signed to the foregoing conveyance as GRANTEES, 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 30th day of November, 1993.

Raven Sue Underwood
NOTARY PUBLIC
My commission expires: 6/23/97

Inst # 1993-38574

12/03/1993-38574
11:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DO3 MEL 45.50