

Important: Read Instructions on Back Before Filling out Form.

Inst # 1994-00050
01/04/1994-00050
11:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
21-05
002 HCD

This instrument was prepared by

(Name) ONNIE D. DICKERSON, III, Attorney

(Address) 214 Lorna Square, Birmingham, AL 35216

Send Tax Notice To: Mr. Hugh H. Morrison

name
14001 Hwy 25 North

address
Calera, AL 35040

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY-FIVE THOUSAND & no/100 (\$75,000.00) DOLLARS

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

JEAN C. COLLUM and husband, JACK COLLUM

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

HUGH H. MORRISON and wife, CONNIE Y. 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:

A parcel of land in the W 1/2 of the NW 1/4 of Section 13, Township 22, Range 2 West, Shelby County, Alabama, described as follows: From the NE corner of said 1/2 of the 1/4 Section (a rock pile, iron pin, and stake) said point being situated on a yellow painted line established by Gulf States Paper Co., and accepted as correct by this survey, run Southwesterly along a yellow painted line marking the center of the old abandoned Calera-Columbiana chert road for 793 feet to the point of beginning of subject lot; from said point thus established continue to run along said painted line for 388 feet; thence run South 70 degrees East for 207 feet to a point on the Westerly right of way line of Alabama Highway No. 25; thence run Northeasterly along said highway right of way line for 390 feet; thence run North 68 degrees West for 213.4 feet, and back to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Ad Valorem taxes for the year 1992, and subsequent years; (2) Reservation, Restrictions, Rights-of-Way, Covenants and Easements of record, if any.

Note: \$73,027.00 of the above purchase price is in the form of a mortgage in favor of Calera Mortgage Corporation, executed and recorded simultaneously herewith. * 1992-27697

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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 5th day of November, 19 92.

WITNESS:

(Seal)

(Seal)

(Seal)

Jean C. Collum (Seal)
JEAN C. COLLUM

Jack Collum (Seal)
JACK COLLUM

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JEAN C. COLLUM and husband, JACK COLLUM whose name 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 the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of November A. D., 19 92

My commission expires: 04/23/96

Onnie D. Dickerson
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Notary Public.

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