

This instrument was prepared by

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Birmingham, Alabama 35242



Send Tax Notice To:

Mr. & Mrs. Barry Morgan  
129 Sundance  
Alabaster, Alabama 35007

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }  
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED AND FORTY-FIVE THOUSAND AND NO/100.....(\$145,000.00) DOLLARS

to the undersigned grantor, Donald Phillips Construction, Inc. a corporation  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto

BARRY MORGAN and NANCY MORGAN, Husband and Wife  
(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 15, according to the map of Apache Ridge, Sector 5, as recorded  
in Map Book 17, Page 62, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for 1994 and subsequent years not yet due and payable.
2. Restrictions appearing of record in Instrument No. 1993-18462.
3. 35 foot building setback line and 10 foot easement along rear lot line  
as shown on recorded map.

Inst # 1994-09180

03/21/1994-09180  
03:47 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DDA MCD 30.50

\$123,250.00 of the purchase price received above was paid from a first  
purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship. 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 pre-  
mises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and 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.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Donald Phillips  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of March 19 94

ATTEST: Donald Phillips Construction, Inc.

Secretary By Donald Phillips President  
Donald Phillips,

STATE OF ALABAMA: }  
COUNTY OF SHELBY: }

I, the undersigned a Notary Public in and for said County in said  
State, hereby certify that Donald Phillips  
whose name as President of Donald Phillips Construction, 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 officer and with full authority, executed the same voluntarily for and as the  
act of said corporation,

Given under my hand and official seal, this the 18th day of March 19 94.

Notary Public