

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

S. KENT STEWART
STEWART-DAVIS, P.C.
3600 Colonnade Pkwy, Ste 650
Birmingham, AL 35243

SCOTTY LYNN SMITH
DEBORAH REGINA SMITH
7091 Hwy 10
Montevallo, AL 35115

STATE OF ALABAMA
COUNTY OF SHELBY

CORPORATE WARRANTY DEED

SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of ---EIGHTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100'S DOLLARS (\$ 87,500.00) to the undersigned GRANTOR, ESTATE OF ROYCE R. MORRIS, CASE NO. 32-334 an estate (herein referred to as GRANTOR) in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

SCOTTY LYNN SMITH AND DEBORAH REGINA SMITH, hereinafter referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY COUNTY, Alabama, to-wit:

Begin at the Southwest Corner of the Northwest 1/4 of the Northwest 1/4 of Section 3, Township 22 South, Range 4 West; thence run North 89 degrees 59 minutes 25 seconds East, along the South Line of said 1/4-1/4 to the Southwest Corner of the Northeast 1/4 of the Northwest 1/4 of said Section 3, a distance of 1326.77 feet; thence run North 89 degrees 59 minutes 31 seconds East, along the South Line of said 1/4-1/4, a distance of 233.00 feet; thence run North 0 degrees 01 minutes 02 seconds West a distance of 542.01 feet; thence run South 89 degrees 59 minutes 34 seconds West a distance of 77.00 feet; thence run South 19 degrees 25 minutes 02 seconds West a distance of 85.00 feet; thence run North 48 degrees 25 minutes 36 seconds West a distance of 172.00 feet; thence run South 55 degrees 18 minutes 43 seconds West a distance of 17.13 feet; thence run North 3 degrees 47 minutes 41 seconds East a distance of 207.13 feet to a point on the Southwest right of way line of Shelby County Road No. 10; thence run North 34 degrees 12 minutes 51 seconds West, along said right of way line, a distance of 219.49 feet; thence run South 45 degrees 40 minutes 09 seconds West a distance of 222.79 feet; thence run South 37 degrees 55 minutes 53 seconds West a distance of 120.48 feet; thence run South 74 degrees 00 minutes 24 seconds East a distance of 120.67 feet; thence run South 19 degrees 45 minutes 08 seconds West a distance of 187.96 feet; thence run North 89 degrees 59 minutes 54 seconds West a distance of 1021.38 feet; thence run South 00 degrees 03 minutes 05 seconds East a distance of 493.82 feet to the point of beginning.

Subject to an easement for a drive as follows:

Commence at the Southwest Corner of the Northwest 1/4 of the Northwest 1/4 of Section 3, Township 22 South, Range 4 West; thence run North 0 degrees 03 minutes 05 seconds West a distance of 703.91 feet to a found iron pin; thence run North 89 degrees 59 minutes 54 seconds East a distance of 969.00 feet; thence run North 37 degrees 55 minutes 53 seconds East a distance of 27.00 feet to the point of beginning of a 15 foot easement lying 7.50 feet on either side of the following described centerline; thence run South 43 degrees 38 minutes 45 seconds East, along said centerline a distance of 49.55 feet; thence run South 74 degrees 00 minutes 24 seconds East, along said centerline, a distance of 38.21 feet; thence run North 89 degrees 40 minutes 26 seconds East, along said centerline, a distance of 114.12 feet; thence run North 57 degrees 46 minutes 34 seconds East, along said centerline, a distance of 59.56 feet; thence run North 38 degrees 26 minutes 44 seconds East, along said centerline, a distance of 147.50 feet to it's intersection with the centerline of Shelby County Road Number 10 and the end of said easement.

04/05/1995
10:25 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

Inst # 1995-08716

Subject to the following exceptions:

1. Ad Valorem taxes for the year 1995 and subsequent years, said taxes not yet due and payable until October 1, 1995.

2. Easements, restrictions, residential covenants and right of ways of record.

The entire consideration stated hereinabove was paid from the proceeds of a mortgage loan filed simultaneously herewith.

Royce R. Morris was predeceased by his wife, Frances Morris; Frances Morris having died on or about September 30, 1991.

THIS IS NOT THE HOMESTEAD PROPERTY OF DOUGLAS EUGENE MORRIS AND ROYCE DEWAYNE MORRIS AND/OR THEIR SPOUSES.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with the right of survivorship, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 31st day of March, 1995.

ATTEST:

ESTATE OF ROYCE R. MORRIS
CASE NO. 32-344

BY: Douglas E. Morris
Douglas Eugene Morris, Executor

BY: Royce DeWayne Morris
Royce DeWayne Morris, Executor
Inst # 1995-08716

STATE OF ALABAMA
COUNTY OF JEFFERSON

04/05/1995-08716
10:25 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Douglas Eugene Morris and Royce DeWayne Morris, married men, whose names as co-executors of the Estate of Royce R. Morris, Case No. 32-334, 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, in their official capacity as co-executors of said estate, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 31st day of March, 1995.

Margaret McKee
Notary Public
My Commission Expires: 2-5-99