

95-1711

Inst # 1995-11568

05/03/1995-11568
02:18 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
802 MCD 11.50

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

EDGAR LEE MORRIS, JR.
1208 Bennett Circle
Alabaster, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

Inst # 1995-11568

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of EIGHTY NINE THOUSAND and 00/100 (\$89,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, ROBERT L. JONES and M. JATON JONES, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto EDGAR LEE MORRIS, JR. and VALERIE MORRIS, HUSBAND AND WIFE (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 4, BLOCK 1, ACCORDING TO THE SURVEY OF FERNWOOD, FOURTH SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 96 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1994 which constitutes a lien but are not yet due and payable until October 1, 1995.
2. 35 foot building set back line from Bennett Circle as shown on recorded map of said subdivision.
3. 5 foot utility easement across the North side of said lot and a 5 foot utility easement across the Southeast side of said lot as shown on recorded map.
4. Restrictive covenants as recorded in Misc. Book 27 page 508 in Probate Office.
5. Permits to Alabama Power Company recorded in Deed Book 129 page 34; Deed Book 178 page 280 and Deed Book 188 page 544 in Probate Office.

\$88,878.00 of the consideration herein was derived from a mortgage closed 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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, ROBERT L. JONES and M. JATON JONES, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 21st day of April, 1995.

Robert L. Jones
ROBERT L. JONES

M. Jatton Jones
M. JATON JONES

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ROBERT L. JONES and M. JATON JONES, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 21st day of April, 1995.

[Signature]
Notary Public

My commission expires: 5-20-96

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CLERK OF PROBATE

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