

This Instrument Prepared By:
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Send Tax Notice To:

P.O. Box 671
PELHAM, AL.
35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)

SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Thousand and No/100 Dollars (\$10,000.00), to the undersigned Grantor or Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, LORI P. RIKARD, a married woman (herein referred to as Grantors), do grant, bargain, sell and convey unto DAVID L. MORROW and RHONDA K. MORROW (herein 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:

Lot 26, as shown by map of plat of Sunnydale Estates, Third Sector, and recorded in Map Book 7, Page 78, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 1995 and thereafter;
(2) Easements, restrictions and rights-of-way of record.

The property conveyed herein is not the homestead of the Grantor or her spouse.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, LORI P. RIKARD, has hereunto set her hand and seal, this the 26 day of May, 1995.

STATE OF ALABAMA)

Lori P. Rikard

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that LORI P. RIKARD, a married woman, whose name 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 foregoing conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 26 day of MAY, 1995.

[Signature]
Notary Public
My Commission Expires: 3-1-96
Inst # 1995-14124

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