

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY NINE THOUSAND & NO/100---- (\$69,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Randall R. Morris and wife, Donna R. Morris (herein referred to as grantors), do grant, bargain, sell and convey unto Kenneth Zinck and wife, Carla A. Zinck (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:

See Legal Description Attached at Exhibit "A".

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$67,638.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 83 Greenwood Drive Wilsonville, Alabama 35186

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 (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 hands and seals, this 22nd day of September, 1995.

Randall R. Morris (SEAL)
Randall R. Morris

Donna R. Morris (SEAL)
Donna R. Morris

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State hereby certify that Randall R. Morris and wife, Donna R. Morris whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of September A.D., 1995

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3/5/99

[Signature]
Notary Public

09/26/1995-27002
01:43 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
09/26/1995 12:50

Inst # 1995-27002

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southeast corner of the NE 1/4 of the SW 1/4, Section 25, Township 20 South, Range 1 East; thence run North along the East line of said 1/4-1/4 Section a distance of 380.25 feet to the point of beginning; thence 92 degrees 11 minutes 45 seconds to the left and run a distance of 150.00 feet; thence turn an angle of 92 degrees 11 minutes 45 seconds to the right and run a distance of 420.00 feet; thence turn an angle of 87 degrees 48 minutes 15 seconds to the right and run a distance of 315.00 feet; thence turn an angle of 92 degrees 11 minutes 45 seconds to the right and run a distance of 420.00 feet; thence turn an angle of 87 degrees 48 minutes 15 seconds to the right and run a distance of 165.00 feet to the point of beginning. Situated in the NE 1/4 of the SW 1/4 and the NW 1/4 of the SE 1/4 of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama.

Also, the right of ingress and egress more particularly described as follows: A twenty-five (25) foot wide right of way whose East and South line is described as follows: Commencing on the North right of way line of Shelby County Highway No. 61 at the Southwest corner of the lot conveyed by Ocie A. Hardy and wife, Lodell Hardy, to Willie Stone, James E. Wilbanks and Doris Wilbanks, recorded in Deed Book 308, at Page 818, in the Probate Office of Shelby County, Alabama; thence run North along the West line of said lot a distance of 211.11 feet, more or less, to the Northwest corner of said lot; thence turn right and run East along the North side of said lot a distance of 505 feet, more or less, to a point twenty-five feet South of the Southeast corner of the lot conveyed by Ocie A. Hardy and wife, Lodell Hardy, to David B. Poe and wife, Sallie A. Poe, recorded in Deed Book 312, Page 79, in the Probate Office of Shelby County, Alabama.

Also, a twenty-five (25) foot wide right of way whose East line is described as follows: Commencing at the Southwest corner of the lot conveyed by Ocie A. Hardy and wife, Lodell Hardy, to David B. Poe and wife, Sallie A. Poe, recorded in Deed Book 312, Page 79, in the Probate Office of Shelby County, Alabama; thence run North along the West line of said lot 420.00 feet, more or less, to the Northwest corner of said lot.

Situated in Shelby County, Alabama.

L. Z. C. Z.

Inst # 1995-27002

09/26/1995-27002
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SHELBY COUNTY JUDGE OF PROBATE
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