

#500.00

Mail Tax Notice to: David Morris and wife,
Jo Ann Morris
300 Depot Street
Columbiana, AL 35051

Inst # 1996-26920

This instrument was prepared by
(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW
(Address) COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That in consideration of ONE DOLLAR (\$1.00) and other good and valuable consideration to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

James Walter Morris, a married man;
Glenda Fay Morris, an unmarried woman;
Joe Douglas Morris, an unmarried man;
Gary Lee Morris, a married man;
William Michael Morris, an unmarried man;
David Morris, a married man;

(herein referred to as grantors) do grant, bargain, sell and convey unto

David Morris and wife, Jo Ann Morris

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the NW corner of the NE 1/4 of the SW 1/4 of Section 3, Township 24 North, Range 15 East; thence run East along the North line of said 1/4 1/4 Section a distance of 370.00 feet to the point of beginning; thence continue East along the North line of said 1/4 1/4 Section a distance of 891.37 feet to the West right of way line of Alabama State Hwy No. 145; thence turn an angle of 114 deg. 37' to the right and run along the West right of way line of said Hwy, a distance of 578.58 feet; thence turn an angle of 65 deg. 39' 46" to the right and run a distance of 880.00 feet; thence turn an angle of 113 deg. 28' 33" to the right and run a distance of 570.00 feet to the point of beginning, situated in the NE 1/4 of the SW 1/4 of Section 3, Township 24 North, Range 15 East, Shelby County, Alabama, and containing 10.58 acres.

The above described property constitutes no part of the homestead of any of the grantors or their spouses.

LESS AND EXCEPT: A lot or parcel of land in the NE 1/4 of the SW 1/4 of Section 3, Township 24 North, Range 15 East, Shelby County, Alabama, more particularly described as follows: Commence at the NW corner of the NE 1/4 of the SW 1/4 of Section 3, Township 24 North, Range 15 East; thence run E along the N line of said 1/4 1/4 a distance of 1261.37 feet, more or less, to a point on the Westerly margin of Alabama Highway No. 145. From said point turn an angle of 114 deg. 37' to the right and run along the W right of way line of said highway a distance of 192.86 feet to the point of beginning of the parcel herein described; from said point of beginning thus established continue Southerly along the W margin of said road a distance of 198.6 feet; thence turn an angle of 65 deg. 39' 46" to the right and run a distance of 440 feet to a point; thence turn an angle of 113 deg. 28' 33" to the right and run a distance of 190 feet to a point; from said point run thence Easterly along a line parallel with the N line of said 1/4 1/4 a distance of 445.87 feet to the point of beginning. (Being parcel conveyed to Glenda Faye Morris and John C. Morris by deed recorded in Book 355, page 410).

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SHELBY COUNTY JUDGE OF PROBATE
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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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 12th day of July, 1996.

James Walter Morris
James Walter Morris
Glenda Fay Morris
Glenda Fay Morris
Joe Douglas Morris
Joe Douglas Morris
Gary Lee Morris
Gary Lee Morris
William Michael Morris
William Michael Morris
David Morris
David Morris

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Walter Morris, Glenda Fay Morris, Joe Douglas Morris, Gary Lee Morris, William Michael Morris, and David 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 12th day of July, 1996.

Lance E. Baker
Notary Public

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