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**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**  
P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Dan S. Urquhart  
(Address) 203 Pine Hill Dr.  
Columbiana, AL 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law  
(Address) P O Box 822, Columbiana, AL 35051

Form 1-1.5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of SIXTY ONE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

DONNA MORRIS and husband, RANDY MORRIS  
JERRY L. BOWEN, a single man,  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
DAN S. URQUHART and wife, AUTUMN R. URQUHART,

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to taxes for 1997 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$60,225.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS, OR OF THEIR RESPECTIVE SPOUSES.

Inst # 1997-12958

04/28/1997-12958  
10:56 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOE KEO 13.30

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, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we OUR have hereunto set OUR hand(s) and seal(s), this 23rd day of April, 19 97

WITNESS:

(Seal) Donna Morris (Seal)  
Donna Morris  
(Seal) Randy Morris (Seal)  
Randy Morris  
(Seal) Jerry L. Bowen (Seal)  
Jerry L. Bowen

STATE OF ALABAMA }  
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Donna Morris; Randy Morris and, Jerry L. Bowen whose name s 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 23rd day of April, A. D., 19 97

Mike T. Atchison  
Notary Public

My Commission Expires: 10/16/2000

EXHIBIT "A"  
LEGAL DESCRIPTION

Commence at the SE corner of the SE 1/4 of the SW 1/4, Section 24, Township 21 South, Range 1 West; thence run Westerly along the South line thereof 690.23 feet; thence 114 degrees 53 minutes 0 seconds right run Northeasterly for 189.41 feet; thence 23 degrees 45 minutes 0 seconds right run Northeasterly for 239.01 feet; thence 90 degrees 2 minutes 0 seconds left run Northwesterly for 105.52 feet to the point of beginning; thence continue along the last described course for 90.53 feet; thence 76 degrees 40 minutes 24 seconds left run Southwesterly for 167.26 feet to the Northeasterly right of way of Pine Hill Drive; thence 84 degrees 40 minutes 36 seconds left run Southeasterly along said right of way for 100.00 feet; thence 98 degrees 37 minutes 58 seconds left run Northeasterly for 197.72 feet to the point of beginning.

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