

(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:

CHARLES R. JENNINGS, JR.
5265 SOUTH SHADES CREST ROAD
BESSEMER, AL 35023

STATE OF ALABAMA)

COUNTY OF SHELBY)

07/02/1997-20580
09:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 43.00

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SIXTY THOUSAND and 00/100 (\$160,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, DOUGLAS LEVAL MORRIS and JANE MORRIS, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto CHARLES R. JENNINGS, JR. and REBECCA R. JENNINGS, HUSBAND AND WIFE, (herein referred to as GRANTEEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 2, ACCORDING TO THE SURVEY OF MORRIS' ADDITION TO SHADES CREST, AS RECORDED IN MAP BOOK 15, PAGE 44, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

- 1. Subject to the taxes for the year beginning October 1, 1996 which constitutes a lien but are not yet due and payable until October 1, 1997.
- 2. Easements, or claims of easements, not shown by the public records.
- 3. 50 foot building restrictions line along South Shades Crest Road as shown on recorded map.
- 4. Restrictions and covenants as shown on recorded map.

\$128,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 ~~00000, 1997-20580~~ have a good

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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, DOUGLAS LEVAL MORRIS and JANE MORRIS, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 29th day of May, 1997.

Douglas Leval Morris acting by and through his attorney in fact Jane Morris
DOUGLAS LEVAL MORRIS, ACTING BY AND THROUGH
HIS ATTORNEY IN FACT, JANE MORRIS

Jane W. Morris
JANE MORRIS

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JANE MORRIS, 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 29th day of May, 1997.

Robert S. Pad

Notary Public

My commission expires: 7/16/98

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JANE MORRIS, whose name as Attorney in Fact for DOUG LEVAL MORRIS, is signed to the foregoing conveyance, and who is known to me, acknowledged before me that this date that, being informed of the conveyance, she, in her capacity as such Attorney in Fact, and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand this the 29th day of May, 1997.

Robert S. Pad

Notary Public

My commission expires: 7/16/98

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