

SEND TAX NOTICE TO:

(Name) Michael H. Morris, Jr.
1314 Whirlaway Circle
(Address) Helena, Al. 35080

This instrument was prepared by

(Name) James R. Moncus, Jr.
1313 Alford Ave.
(Address) Birmingham, Al. 35226

Form 11-3 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred fifteen thousand five hundred and no/100 DOLLARS (\$115,500.00)

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

William R. Watkins and his wife Stella H. Watkins

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

Michael H. Morris and Jennifer C. 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:

Lot 98, according to the Survey of Dearing Downs, First Addition, as recorded in map Book 6, Page 141, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$ 105,500.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

09/08/1997-28841
12:18 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 18.50

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 have hereunto set our hand(s) and seal(s), this 29

day of August, 19 97.

WITNESS:

(Seal)
(Seal)
(Seal)

William R. Watkins (Seal)
WILLIAM R. WATKINS
Stella H. Watkins (Seal)
STELLA H. WATKINS (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William R. Watkins and his wife Stella H. Watkins 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of August A D. 19 97

R.E. Watkins, Jr. (Signature)
My Commission Expires May 22, 1998 Notary Public

Inst # 1997-28841