

Send Tax Notice TO:

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED: JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Eighty Thousand Dollars and 00/100 (\$80,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, Joel Rochester and wife, Jerrie Rochester, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto Stanton K. Morlan and wife, Mary L. Morlan, hereinafter called "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:

Lot 6 Block 2 Arden Subdivision as recorded in MapBook 3, Page 64 in the Judge of Probate of Shelby County, Alabama.

This legal description is taken in its entirety from the survey of Steven H. Gay, Reg. No. 17522 and dated the 16th day of May, 1998.

TO HAVE AND TO HOLD to the said Grantees, in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 29 day of May, 1998 at 831 Island Street, Montevallo, Alabama.

GRANTORS

Joel Rochester (L.S.)
Jerrie Rochester (L.S.)

STATE OF ALABAMA

SHELBY COUNTY

ACKNOWLEDGMENT

JOEL ROCHESTER / JERRIE ROCHESTER

I, Christopher R. Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name(s), Joel and Jerrie Rochester, which is(are) signed to the foregoing Warranty Deed, who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person(s) executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OR OFFICE on this the 29 day of May, 1998.

NOTARY PUBLIC

My Commission Expires:

5-13-2000

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER R. SMITHERMAN
ATTORNEY AT LAW
831 ISLAND STREET
MONTEVALLO, AL 35115
(205) 665-4337

Inst # 1998-20110

06/02/1998-20110
09:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 WCD 11.00

Inst # 1998-20110