06/04/1998 12:59 PM CE 12:59 PM CE

INSTRUMENT PREPARED BY:
Kevin K. Hays, Attorney at Law, P.C.
200 Canyon Park Drive Pelham, Alabama 35124

SEND TAX NOTICES TO: William A. Morris 1500 Secretariat Drive Helena, AL 35080

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

That in consideration of \$139,000.00 to the undersigned Grantor. Stanley P. Jensen and Alice E. Jensen histard and wife in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents. The property and convey united with is hereby acknowledged, the said Grantor does by these presents. Thusband and wife the convey with the following described real estate, situated in Shelby County, Alabama, to-wit. Lot 58, according to the Survey of Dearing Downs, Sixth Addition, Phase I as recorded in Map Book 10 page 78 in the Probate Office of Shelby County Alabama; being situated in Shelby County, Alabama. Property address: 1500 Secretariat Drive Helena, AL 35080 Property to become the Homestead of the Grantees. Subject to taxes for the year 1998 and subsequent years, easements, restrictions, reservations rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any. \$125,100.00 of the purchase price is being paid by the proceeds of a first mortgage load executed and recorded simultaneously herewith. TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOM does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encombrances, that it has a goo and defend the same to the said GRANTEES, their heirs, executiors and assigns forever, against the lawfully seized in fee simple of said premises, that they are free from all encombrances, that it has a goo and defend the same to the said GRANTEES, their heirs, executiors and assigns forever, against the lawfully seized in fee simple of said premises, that they are free from all encombrances, that it has a goo and the p	STATE OF ALABAMA) COUNTY OF SHELBY)			
as joint tenants with right of survivorship, the following described real estate, situated in Shelby — County, Alabama, to-wit: Lot 58, according to the Survey of Dearing Downs, Sixth Addition, Phase I as recorded in Map Book 10 page 78 in the Probate Office of Shelby County Alabama; being situated in Shelby County, Alabama. Property address: 1500 Secretariat Drive Helena, AL 35080 Property to become the Homestead of the Grantees. Subject to taxes for the year 1998 and subsequent years, easements, restrictions, reservations rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any. \$125,100.00 of the purchase price is being paid by the proceeds of a first mortgage load executed and recorded simultaneously herewith. TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of successories in the simple of said greenises, that this said GRANTEES, their heirs and assigns, that is survivor forever, together with every contingent remainder and right of reversion. And said GRANTOM does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is all suffilly serviced in fee simple of said premises, that they are free from all encumbrances, that it has a goo right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warran and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawfurchims of all persons. IN WITNESS WHEREOF, the said GRANTOR, who is authorized to execute this conveyance has hereto set its signature and seal, this the 1st day of June 1998.	he Grantees herein, the receipt of wigrant, bargain, sell and convey	hich is hereby acknowle unto William A.	dged, the said Grantor does Morris and Deborah (herein referre	by these presents, L. Morris d to as Grantees)
County, Alabama, to-wit: Lot 58, according to the Survey of Dearing Downs, Sixth Addition, Phase I as recorded in Map Book 10 page 78 in the Probate Office of Shelby County Alabama; being situated in Shelby County, Alabama. Property address: 1500 Secretariat Drive Helena, AL 35080 Property to become the Homestead of the Grantees. Subject to taxes for the year 1998 and subsequent years, easements, restrictions, reservations rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any. \$125,100.00 of the purchase price is being paid by the proceeds of a first mortgage load executed and recorded simultaneously herewith. TO HAVE AND TO HOLD. To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of successors to design the every contingent remainder and right of reversion. And said GRANTOS survivor forever, together with every contingent remainder and right of reversion. And said GRANTOS survivor forever, together with every contingent remainder and right of reversion. And said GRANTOS survivor forever, together with every contingent remainder and right of reversion. And said GRANTOS survivor forever, together with every contingent remainder and right of reversion. And said GRANTOS survivor forever, together with every contingent remainder and right of reversions, and sasigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a goo right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warran and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a goo right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warran and defend the same to the said GRANTEES, the	as joint tenants with right of	survivorship, the following	lowing described real es	tate, situated in
as recorded in Map Book 10 page 78 in the Probate Office of Shelby Country Alabama; being situated in Shelby Country, Alabama. Property address: 1500 Secretariat Drive Helena, AL 35080 Property to become the Homestead of the Grantees. Subject to taxes for the year 1998 and subsequent years, easements, restrictions, reservations rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any. \$125,100.00 of the purchase price is being paid by the proceeds of a first mortgage load executed and recorded simultaneously herewith. TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of successories, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a goo lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a goo and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons. IN WITNESS WHEREOF, the said GRANTOR, who is authorized to execute this conveyance has hereto set its signature and seal, this the 1st day of June 1998. By: Orantor STATE OF ALABAMA	Sholby County, Alabar	ma, to-wit:		
Property to become the Homestead of the Grantees. Subject to taxes for the year 1998 and subsequent years, easements, restrictions, reservations rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any. \$125,100.00 of the purchase price is being paid by the proceeds of a first mortgage load executed and recorded simultaneously herewith. TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of successories for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawfully seized in fee simple of said gremises, their heirs, executors and assigns forever, against the lawfully seized in fee simple of said GRANTEES, their heirs, executors and assigns forever, against the lawfully seized in fee simple of said GRANTEES, their heirs, executors and assigns forever, against the lawfully seized in fee simple of said GRANTEES, their heirs, executors and assigns forever, against the lawfully seized in fee simple of said GRANTEES, their heirs, executors and assigns forever, against the lawfully seized in fee simple of said GRANTEES, their heirs, executors and assigns forever, against the lawfully seized in fee simple of said GRANTEES, their heirs, executors and assigns forever, against the lawfully seized in fee simple of said GRANTEES, their heirs, executors and assigns forever, against the lawfully seized in fee simple of said GRANTEES, their heirs and granten and seight seized in fee simple of said GRANTEES, their heirs and defend the same to the said GRANTEES, their heirs and grant	as recorded in Map Book 1	10 page 78 in the	Probate Office of S	ion, Phase I, helby County,
Subject to taxes for the year 1998 and subsequent years, easements, restrictions, reservations rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any. \$125,100.00 of the purchase price is being paid by the proceeds of a first mortgage load executed and recorded simultaneously herewith. TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of successories for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good lawfully seized in fee simple of said premises, that hey are free from all encumbrances, that it has a good lawfully seized in fee simple of said premises, that hey are free from all encumbrances, that it has a good lawfully seized in fee simple of said premises, that hey are free from all encumbrances, that it has a good lawfully seized in fee simple of said premises, that hey are free from all encumbrances, that it has a good lawfully seized in fee simple of said premises, that hey are free from all encumbrances, that it has a good lawfully seized in fee simple of said premises, that they are free from all encumbrances that it has a good lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good lawfully seized in fee simple of said premises, that they are free from all encumbrances, that t	Property address: 1500 S Helena	Secretariat Drive a, AL 35080		
rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any. \$125,100.00	Property to become the Ho	omestead of the G	rantees.	
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TO HAVE AND TO HOLD. To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of successor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons. IN WITNESS WHEREOF, the said GRANTOR, who is authorized to execute this conveyance has hereto set its signature and seal, this the list day of June 1998. By: State OF ALABAMA	rights-of-way, limitations, or rights, if any.	covenants and condition	is of record, if any, and m	metal and mining
death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of successory together with every contingent remainder and right of reversion. And said GRANTOI does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons. IN WITNESS WHEREOF, the said GRANTOR, who is authorized to execute this conveyance has hereto set its signature and seal, this the 1st day of June 1998 By: State OF ALABAMA STATE OF ALABAMA	\$125,100.00 of the executed and recorded simulations	he purchase price is bein ultaneously herewith.	g paid by the proceeds of a !	first mortgage Ioan
By: Starley 8. Jensen Grantor STATE OF ALABAMA	death of either of them, then to the survivor forever, together with ever does for itself, its successors and as lawfully seized in fee simple of said right to sell and convey the same as and defend the same to the said GR	survivor of them in fed ry contingent remainder ssigns, covenant with said dipremises, that they are aforessid, and that it w	and right of reversion. And do the nears are and right of reversion. And do GRANTEES, their heirs a free from all encumbrances, and assets and assets.	I said GRANTOR and assigns, that is that it has a good signs shall, warrant
STATE OF ALABAMA)	IN WITNESS WHEREOF has hereto set its signature and seal,	the said GRANTOR, this the <u>1st</u> day of	who is authorized to execut	e this conveyance, , 1998
	By: Starley 8. Je Grantor	noun.	Clice & Just Grantor	<u>'10</u>
1	COUNTY OF SHELBY))		
I. Tracey L. Vaughn a Notary Public in and for said County in said State, hereby certify the Stanley P. Jensen and Alice E. Jensen husband and wife whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledge before me on this day that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.	Stanley P. Jensen and A. whose name(s) is/are signed to the before me on this day that, being i	lice E. Jensen nu e foregoing conveyance informed of the contents	and who is/are known to	me, acknowledged
Given under my hand and official seal, this 1st day of June , 1998	Given under my hand and	official seal, this 1st	day of <u>June</u>	e , 1998
Notary Public Commission Expires: 12/23/00	I work Du	,		