

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205) 833-1571
FAX 833-1577

Riverchase Office
(205) 988-5600
FAX 988-5985

This instrument was prepared by:

(Name) Ruby M. Harris
(Address) 220 Peachtree Lane
Leeds, Alabama 35094

Send Tax Notice to:

(Name) William Arthur Morgan
(Address) 151 peachtree lane
Leeds, Alabama 35094

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of \$1500.00 DOLLARS

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

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

William Arthur Morgan & wife Conda Harris Morgan

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

County, Alabama, to-wit:

Shelby

Commence at the NE corner of the NW 1/4 of the SW 1/4 of Section 04, Township 18 South, Range 01 East, Shelby County, Alabama, thence Westerly along the North line of said 1/4 1/4 for 812.08 feet, thence turn left 90 deg. 39'59" Southerly for 721.11 feet to the Point of Beginning of the tract herein described, thence turn left 107 deg. 31'48" Northeasterly for 287.72 feet, thence turn right 100 deg. 46'39.3" Southerly for 185.28 feet, thence turn right 86 deg. 50' 37.7" Southwesterly for 300.63 feet, thence turn right 99 deg. 54'31" Northerly for 149.06 feet to the Point of Beginning

Parcel being same tract deeded to Ollie Clayburn Harris and Ruby M. Harris from Deed Book 306, Page 360 from Ethel Harris on Sept. 29, 1989.

Inst # 1998-26656

07/14/1998-26656
PM CERTIFIED

TO HAVE AND TO HOLD, unto the said GRANTEES, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy herein 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 grantors herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 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 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 14th day of July, 19 98.

WITNESS

Gary W. Alexander (Seal)
Melissa D. Alexander (Seal)

Ollie C. Harris (Seal)
Ruby M. Harris (Seal)

STATE OF ALABAMA

JEFFERSON

County }

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that OLLIE C. HARRIS AND RUBY M. HARRIS, whose name 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, HAS executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 14th day of JULY, A.D., 19 98.

My Commission Expires: 2/1/2002

Walter Lloyd Gilman, Jr.
Notary Public

Inst # 1998-26656