

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

FRANK L. NELSON

389 Shades Crest Road  
Birmingham, AL 35226

VALERIE ALVERSON

KEVIN PIAZZA  
3077 Riverwood Terrace  
Birmingham, AL 35242

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED WITH RIGHTS OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of ---NINETY-THREE THOUSAND AND NO/100'S DOLLARS (\$ 93,000.00 ) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I/We, T. WADE MORRIS AND WIFE, DEBORAH MORRIS, Hereinafter referred to as Grantor(s), whether one or more), do by these presents, grant, bargain, sell and convey unto VALERIE ALVERSON AND KEVIN PIAZZA, hereinafter referred to as 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 H, Block 14, according to the Survey of Riverwood, Fifth Sector, as recorded in Map Book 8, Page 121, in the Probate Office of Shelby County, Alabama, together with an undivided interest in the common area set forth in declaration recorded in Misc. Book 39, page 880, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

\$88,350.00 of the consideration stated hereinabove was paid from the proceeds of a mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with the right of survivorship, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR(S) does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has good right to sell and convey the same as aforesaid; 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, I have hereunto set my hand and seal this the 31st day of JULY, 1998.

T. Wade Morris  
T. WADE MORRIS

Deborah Morris  
DEBORAH MORRIS

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that T. WADE MORRIS AND WIFE, DEBORAH 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/they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 31st day of JULY, 1998.

Margaret Miller  
Notary Public  
My Commission Expires: 2-5-99

08/04/1998-2:56:24  
09:56 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 13.50

Inst # 1998-29624

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