

WARRANTY DEED
JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

Inst # 1998-25016

Inst # 1998-30018

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Thirty-Four Thousand Four Hundred Eighty-Eight Dollars and 08/100 (\$34,488.08), the receipt and sufficiency of which are hereby acknowledged, that **MICHAEL R. MORGAN and SHERI D. MORGAN**, a married couple, hereinafter called "SELLER," does hereby GRANT, BARGAIN, SELL AND CONVEY unto, **ROBERT MORGAN and MARGARET MORGAN**, a married couple, hereinafter called the "BUYERS," 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:

Lots 15 & 16, Block 93 according to the survey of J.H. Dunstan's Map of the Town of Calera, as recorded in the Office of the Judge of Probate in Shelby County, AL.

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

Said property is being purchased subject to a mortgage executed simultaneously herewith from Central State Bank in Calera, AL.

The legal description set out herein was furnished to preparer by the BUYERS herein and this deed was prepared without the benefit of a survey or a title search.

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

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

08/06/1998-30018
08:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 12.00

07/02/1998-25016
03:19 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NEL 12.00

IN WITNESS WHEREOF, the SELLER has executed this deed and affixed the seal of the SELLER thereto on this the 29th day of June, 1998, at Shelby County, Alabama.

Michael R. Morgan
MICHAEL R. MORGAN

Sheri D. Morgan
SHERI D. MORGAN

STATE OF ALABAMA)
) ACKNOWLEDGMENT
COUNTY OF SHELBY)

I, Bill Davis, a Notary Public for the State at Large, hereby certify that MICHAEL R. MORGAN and SHERI D. MORGAN, SELLER, whose names are signed to the foregoing Warranty Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, they executed the same voluntarily on the day the same bears date.

29th GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the June day of June, 1998.

Bill Davis
NOTARY PUBLIC
My Commission Expires: ~~24 JAN, 2000~~
My Commission Expires April 6, 1999

THIS INSTRUMENT PREPARED BY:

Clint C. Thomas
Attorney at Law
P.O. Box 1422
Calera, Alabama 35040

Closing did not occur in
the office of the
preparer.

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