

This instrument was prepared by

Send Tax Notice To: Louise Morgan

(Name) LANGE, SIMPSON ET AL

name

190 Stonebridge Circle

address

Pelham, Alabama 35124

(Address) 728 Shades Creek Parkway #120  
Birmingham, Alabama 35209

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED TWO THOUSAND FOUR HUNDRED FIFTY AND NO/100-----  
----- DOLLARS (\$102,450.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Builder's Group, Inc.

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

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in  
Shelby County, Alabama to-wit:

Lot 85, according to the Survey of The Cottages at Stonehaven, Second Addition, Phase One, as recorded in Map Book 23, page 87, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:**

1. Ad valorem taxes for the year 1997, which are a lien, but not yet due and payable until October 1, 1997.
2. Easements, rights-of-way, restrictions, conditions and covenants of record.

Inst # 1998-36582

09/18/1998-36582  
01:40 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CRH 111.00

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created 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 grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the 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 a 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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 15th  
day of September, 19 98.

\_\_\_\_\_  
(Seal)

Builder's Group, Inc.

(Seal)

\_\_\_\_\_  
(Seal)

(Seal)

\_\_\_\_\_  
(Seal)

(Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, David F. Ovson, a Notary Public in and for said County, in said State, hereby certify that  
Builder's Group, Inc.  
whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me  
on this day, that, being informed of the contents of the conveyance he executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 15th day of September, A.D., 19 98

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES 2000  
BONDED THRU NOTARY PUBLIC UNDERWRITING

David F. Ovson

Notary Public