

This instrument was prepared by

Send Tax Notice To: Richard E. Irvin

(Name) Lamar Ham

name

1785 Tecumseh Trail

address

Pelham, AL 35124

(Address) 3512 Old Montgomery Highway
Birmingham, AL 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 TWENTY EIGHT THOUSAND AND NO/100 DOLLARS (\$128,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Grover H. Morgan and wife, Mary C. Morgan

(herein referred to as grantors) do grant, bargain, sell and convey unto Richard E. Irvin and wife, Susan D. Irvin

(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 6, Block 2, according to the survey of Wooddale, as recorded in Map Book 5, page 86, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, easements, covenants, restrictions and rights of way of record, mineral and mining rights.

\$ 82,000.00 of the purchase price was provided by a mortgage loan closed simultaneously herewith.

01/04/1999-00194
01:43 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 54.50

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, we have hereunto set our hand(s) and seal(s), this 7th day of December, 19 98.

(Seal)

Grover H. Morgan
Grover H. Morgan

(Seal)

(Seal)

Mary C. Morgan
Mary C. Morgan

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Lamar Ham, a Notary Public in and for said County, in said State, hereby certify that Grover H. Morgan and wife, Mary C. Morgan whose name(s) 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of December, A.D., 1998

Lamar Ham

Notary Public

My Commission Expires November 9, 2001