

This instrument was prepared by
Mitchell A. Spears
Attorney at Law
P.O. Box 119
Montevallo, AL 35115-0091

205/665-5102
205/665-5076

Send Tax Notice to: JOHN WILLIAM MORRIS, JR. and
(Name) THERESA B. MORRIS
(Address) P.O. Box 1886
Alabaster, AL 35007

Limited Liability Company Form Warranty Deed, Joint Tenants with Right of Survivorship

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY FIVE THOUSAND and 00/100 (\$35,000.00)--- DOLLARS to the undersigned grantor, JBJ CONSTRUCTION, LLC a limited liability company (herein referred to as GRANTOR) in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto

JOHN WILLIAM MORRIS, JR. & wife, THERESA B. MORRIS

(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 19, Block 2, according to the map of Norwick Forest, Third Sector-Second Phase as recorded in Map Book 23, Page 121 in Probate Office of Shelby County, Alabama.

SUBJECT TO:

- Taxes for 1999 and subsequent years. 1999 ad valorem taxes are a lien but not due and payable until October 1, 1999.
- Any loss, claim, damage, or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.
- Easement to Southern Natural Gas recorded in Deed Book 212, Page 313 in Probate Office.
- Right of way to Shelby County as recorded in Deed Book 280, Page 333.
- 35-foot building set back line from Newgate Road as shown on recorded map.
- 5-foot easement on South side of said lot and 10-foot easement on East side of said lot as shown on recorded map.

TO HAVE AND TO HOLD to 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and 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, the said GRANTOR by JAMES N. CARROLL AND BETTY L. CARROLL, its MEMBERS who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21st day of MAY 1999.

ATTEST

JBj CONSTRUCTION, LLC
James N. Carroll
By: JAMES N. CARROLL
Its: MEMBER
Betty L. Carroll
By: BETTY L. CARROLL
Its: MEMBER

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that JAMES N. CARROLL and BETTY L. CARROLL whose name(s) as MEMBERS of JBj CONSTRUCTION, LLC a limited liability company, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 21st day of MAY 1999.

MA G
Notary Public

My Commission Expires: 9/13/2001

05/27/1999-22262
10:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMS 43.50

Inst # 1999-22262