

THIS INSTRUMENT WAS PREPARED BY
DOUGLAS L. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:
FOSTER D. KEY and wife, TINA A. KEY
5157 KIRK WALL LANE
BIRMINGHAM, ALABAMA 35242

WARRANTY DEED JOINTLY FOR LIFE ~~WITH~~ ¹⁹⁹⁹⁻³⁰⁹⁸⁸ REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF SHELBY

07/26/1999-30988
11:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CDM 171.00

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS (\$160,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I/we, GEORGE F. MORRIS, an unmarried man, and TEREASE J. MORRIS, an unmarried woman, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto FOSTER D. KEY and wife, TINA A. KEY, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 15, in Block 2, according to the Survey of Kirkwall, as recorded in Map Book 6, Page 152 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 1999, which are a lien but not yet due and payable until October 1, 1999.
2. Easement(s); building line; and, restrictions as shown on recorded map.
3. Restrictions and covenants appearing of record in Misc. Volume 20, Page 159 & Misc. Volume 20, Page 629.
4. Agreement with Alabama Power Company relating to underground residential distribution system as recorded in Misc. Volume 20, Page 626.
5. Right-of-Way granted to Alabama Power Company recorded in Deed Volume 307, Page 423.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

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

And we do for ourselves, and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this
21 day of JULY, 1999.

✓ 
GEORGE F. MORRIS


TEREASE J. MORRIS

STATE OF VIRGINIA

COUNTY OF Richmond

I, the undersigned, a notary public in and for said county, in said state, hereby certify that GEORGE F. MORRIS, an unmarried man, whose name 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 21st day of JULY, 1999.

Robert William Brubaker

NOTARY PUBLIC

My Commission Expires: 12-31-2002

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that TEREASE J. MORRIS, an unmarried woman, whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of JULY, 1999.

Alaine G. Barua

NOTARY PUBLIC

My Commission Expires: 10/31/99

Inst # 1999-30988

07/26/1999-30988
11:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 171.00