

SEND TAX NOTICE TO:
Joseph E. Moran, Jr.
(Name) Deborah B. Moran
146 Lake Davidson Lane
(Address) Helena, AL 35080

This instrument was prepared by
(Name) Holliman, Shockley & Kelly
2491 Pelham Parkway
(Address) Pelham, AL 35124

Form 1-55 Rev. 8/97
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MORGAN CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Forty-Nine Thousand, Five Hundred and no/100----- DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Ronnie Morton, a married person
(herein referred to as grantor) do grant, bargain, sell and convey unto
Joseph E. Moran, Jr. and Deborah B. Moran

(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 24, according to the Survey of Old Town Helena, as recorded in Map Book 22,
Page 26, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1999 and subsequent years; (2) Easements,
restrictions, reservations, rights-of-way, limitations, covenants and conditions
of record, if any; (3) Mineral and mining rights, if any.

\$ 123,600.00 of the purchase price recited above was paid from the proceeds of a
first mortgage loan executed and recorded simultaneously herewith.

The property herein being conveyed does not constitute the homestead of the grantor
or his spouse.

Inst # 1999-32935

08/06/1999-32935
09:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 34.50

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 grantee 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/VS have hereunto set MY/OUR hands and seals, this 29th
day of July, 19 99

WITNESS:
Jeff Scott (Seal) Ronnie Morton (Seal)
[Signature] (Seal) [Signature] (Seal)
[Signature] (Seal) [Signature] (Seal)

STATE OF AL }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Ronnie Morton, a married person
whose name is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance she/he/they executed the same voluntarily
on the day the same bears date.

Given under my hand and seal this 29th day of July, A.D. 19 99
 My Comm. Exp. 8/19/2002
No. CC 744114
() Personally Known () Other: X
[Signature] Notary Public