

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

GARY MORGAN  
101 CHASE CREEK CIRCLE  
PELHAM, AL 35124

Inst # 2001-09498

03/16/2001-09498

11:32 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
DO2 MEL 15 50

STATE OF ALABAMA)

COUNTY OF SHELBY)

### JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

### WARRANTY DEED

**Know All Men by These Presents:** That in consideration of NINETY TWO THOUSAND FIVE HUNDRED and 00/100 (\$92,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JACQUELINE B. ABRAMS and HUSBAND, ALTON ABRAMS (herein referred to as GRANTORS) do grant, bargain, sell and convey unto GARY MORGAN and AMY MORGAN, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 53, ACCORDING TO THE SURVEY OF CHASE CREEK TOWNHOMES, PHASE 1, AS RECORDED IN MAP BOOK 18, PAGE 73, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

#### SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2000 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2001.
2. RIGHTS OF WAY TO CITY OF PELHAM, AS RECORDED IN VOLUME 341, PAGE 725.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AS RECORDED IN INSTRUMENT #1993-33446.
4. RIGHTS OF OWNERS OF PROPERTY ADJOINING PROPERTY IN AND TO THE JOINT OR COMMON RIGHTS IN BUILDING SITUATED ON SAID LOTS, SUCH RIGHTS INCLUDE BUT ARE NOT LIMITED TO ROOF, FOUNDATION, PARTY WALLS, WALKWAY AND ENTRANCE.
5. 18 FOOT BUILDING LINE FROM NORTH AND EAST LOT LINES AND A 5 FOOT EASEMENT ALONG WEST LOT LINE AS SHOWN ON RECORDED MAP.
6. DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS, EASEMENTS, RIGHTS AND LIENS AS RECORDED IN INSTRUMENT #1994-30995.
7. RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT #1995-12819.

\$91,070.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, JACQUELINE B. ABRAMS and HUSBAND, ALTON ABRAMS, have hereunto set his, her or their signature(s) and seal(s), this the 28th day of February, 2001.

*Jacqueline B. Abrams*  
JACQUELINE B. ABRAMS

*Alton Abrams, Acting By and Through  
His Attorney in Fact, Jacqueline B. Abrams*  
ALTON ABRAMS, ACTING BY AND THROUGH  
HIS ATTORNEY IN FACT, JACQUELINE B. ABRAMS

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JACQUELINE B. ABRAMS, whose name(s) 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 he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 28th day of February, 2001.

*Rout 8 Paul*

Notary Public

My commission expires: 7/11/02

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that JACQUELINE B. ABRAMS, whose name as Attorney in Fact for ALTON ABRAMS, is signed to the foregoing instrument and who is known to me, acknowledged before me on this date that, being informed of the instrument, she, in her capacity as such Attorney in Fact, and with full authority executed the same voluntarily on the date the same bears date

Given under my hand this the 28th day of February, 2001.

*Rout 8 Paul*

Notary Public

My commission expires: 7/11/02

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