

Prepared By:
R. Garry Clem
Attorney at Law
16 Office Park Circle, Suite 20
Birmingham, Alabama 35223

Send Tax Notice To:
Richard S. Morgan and Patricia L. Morgan
633 Olde Towne Lane
Alabaster, AL 35007

WARRANTY DEED (Joint Tenancy with the Right of Survivorship)

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of ten (\$10.00 Dollars) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Patricia L. Richeson, a married woman, (also known as Patricia L. Morgan)** hereinafter called the **Grantor**, does hereby **GRANT, BARGAIN, SELL, AND CONVEY** unto **Richard S. Morgan and Patricia L. Morgan, a married couple** hereinafter called **Grantees**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 8, according to the Survey of Olde Towne Forest, as recorded in Map Book 9, page 133, in the Probate Office of Shelby County, Alabama.

Subject to all recorded covenants, conditions, restrictions, easements and right of ways.

Grantor certifies that the above described real estate does not describe any part of her homestead or that of her spouse.

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

The GRANTOR, does individually and for the heirs, executors, and administrators of the GRANTOR covenants with the GRANTEES that the GRANTOR is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the GRANTOR has a good right to sell and convey the said premises; that the GRANTOR and the heirs, executors, and administrators of the GRANTOR shall warrant and defend the said premises to the GRANTEES and their heirs and assigns of the GRANTEES forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 25th day of June, 2001.

 (Seal)
Patricia L. Richeson

STATE OF ALABAMA)
JEFFERSON COUNTY)

General Acknowledgment

I, R. Garry Clem Notary Public in and for said County, in said State, hereby certify that **Patricia L. Richeson** whose name is signed to the foregoing instrument, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily.

Given under my hand and official seal this 25th day of June, 2001.


Notary Public

My Commission Expires: 5/29/02

Inst # 2001-27478

07/03/2001-27478

11:44 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 MB 12.00