

This Instrument Was Prepared By:
Dickerson & Morse, P. C.
1920 Valleydale Road
Birmingham, Alabama 35244

Send Tax Notice to:
James D. Morgan
5562 Highway 55
Wilsonville, Alabama 35186

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **One Hundred Ninety Nine Thousand and 00/100 Dollars (\$199,000.00)** to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, **Rick A. Trotter and Jennifer Lynn Trotter, husband and wife** (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto **James D. Morgan and Teresa Morgan, husband and wife** (hereinafter referred to as 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 the County of **Shelby** and State of Alabama, to-wit:

Begin at the NE corner of the NE 1/4 of the NE 1/4 of Section 17, Township 20 South, Range 1 East, and run West along the North line thereof 1,198.15 feet to Easterly right of way of Shelby County Highway #55; thence 36 degrees 17 minutes 36 seconds left to the tangent of a curve to the left on said right of way (R=1007.02) and run along said curve 280.47 feet; thence continue along said right of way 164.95 feet; thence 77 degrees 45 minutes 00 seconds left and run 1,136.99 feet to the East line of said 1/4-1/4 section; thence 89 degrees 17 minutes 45 seconds left and run North along said line 440.00 feet tot he point of beginning; being situated in Shelby County, Alabama.

Note: \$189,050.00 of the above purchase price is in the form of a mortgage in favor of Frontier National Bank, executed and recorded simultaneously herewith.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

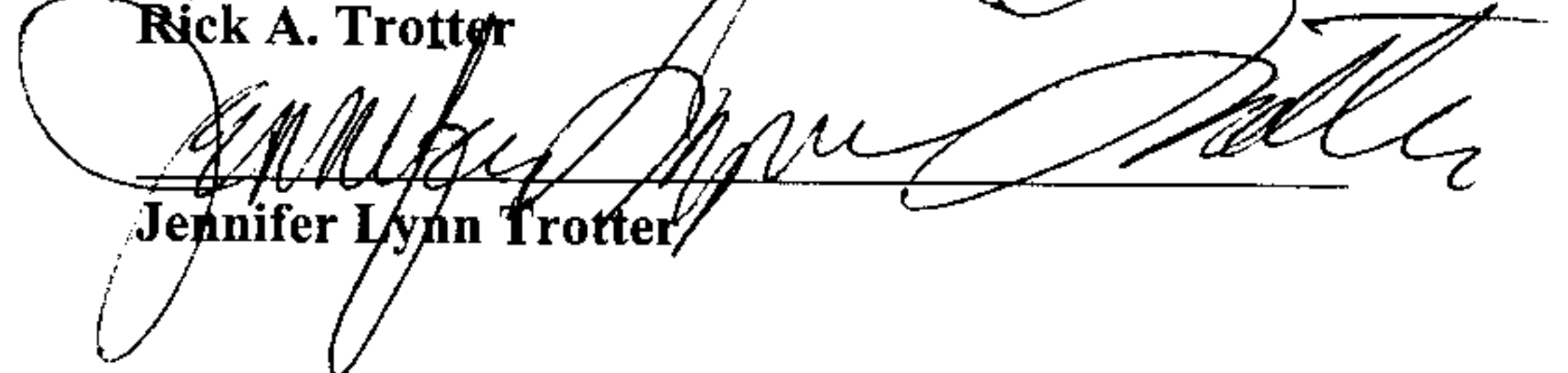
Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto GRANTEES 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 of reversion.

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEES, their heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns 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 on this the **23rd** day of **July**, 2001.



Rick A. Trotter


Jennifer Lynn Trotter

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Rick A. Trotter and Jennifer Lynn Trotter, husband and wife**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the **23rd** day of **July**, 2001.



Onnie D. Dickerson, III, Notary Public

My Commission Expires: **4/23/2004**

08/02/2001-32003
08:58 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 MSB 21.00

Inst # 2001-32003