

SEND TAX NOTICE TO:
Wendell Glenn Morris and Linda
Faye Morris
226 12th Street S.W.
Alabaster, Alabama 35007

Inst # 2002-15322
04/02/2002-15322
11:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 97.00

This instrument was prepared by:

Robyn White
Preferred Title Agency, Inc.
2737 Highland Avenue South
Birmingham, AL 35205

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Eighty Three Thousand dollars & no cents (\$83,000.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

Shelia Powers Chapman, a married woman, Kenneth Lane Powers, an unmarried man and Mark Keith Powers, an unmarried man(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

Wendell Glenn Morris and wife, Linda Faye Morris(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

**LOT 7, ACCORDING TO THE MAP AND SURVEY OF FIRST ADDITION TO
ALABASTER HIGHLANDS AS RECORDED IN THE OFFICE OF THE JUDGE OF
PROBATE OF SHELBY COUNTY, ALABAMA, IN MAP BOOK 4, PAGE 85.**

The above described property does not represent the Homestead of Sheila Powers Chapman nor her spouse.

Subject to any loss or damage arising from lack of marketability of title, the rights of creditors to file claims in the Estate of Bobbye Sharon Crumpton Powers, deceased Probate Case No. 42-023, and the rights of parties to contest the Will of Bobbye Sharon Crumpton Powers. Letters Testamentary filed in Case No. 42-023 are dated October 30, 2001.

35' building line on the east property line, right of ways, 10' easement on the north property line, restrictions, reservations and conditions, if any, as recorded in Map Book 4, Page 85.

Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Map Book 4, Page 43, in the official records of Shelby County, Alabama.

Easement to Plantation Pipeline Company as recorded in Deed Book 112, Page 331.

Permit to Southern Natural Gas Corp. as recorded in Deed Book 90, Page 467.

Easement to Alabama Power Company as set forth in the instrument recorded in Deed Book 214, Page 351.

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**, 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.

WARRANTY DEED, JOINT TENANTS
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Closers' Choice

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this February 15, 2002

Mark Keith Powers (Seal)
Mark Keith Powers

____ (Seal)

Shelia Powers Chapman (Seal)
Shelia Powers Chapman

Kenneth Lane Powers (Seal)
Kenneth Lane Powers

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shelia Powers Chapman, a married woman, Kenneth Lane Powers, an unmarried man and Mark Keith Powers, an unmarried man whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), 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 15th day of February, 2002.

[Signature]
Notary Public.
(Seal) 2-15-02

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