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This form provided by

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

**SEND TAX NOTICE TO:**

(Name) Larry Shore

(Address) \_\_\_\_\_



20030131000060530 Pg 1/1 12.00  
Shelby Cnty Judge of Probate, AL  
01/31/2003 11:05:00 FILED/CERTIFIED

This instrument was prepared by:

Form 1-1-5 Rev. 4/99

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX**

STATE OF ALABAMA  
Shelby } COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixteen Thousand and no/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Sanford Morgan and wife, Ruth Morgan

(herein referred to as grantors) do grant, bargain, sell and convey unto

Larry Shore and Tonia Shore

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Commence at the Northwest corner of the Southwest quarter of the Northeast quarter of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama, and run thence North 90 degrees 00 minutes 00 seconds East along the North line of said quarter-quarter section a distance of 419.42 feet to a point; thence run South 00 degrees 58 minutes 58 seconds East a distance of 1,034.62 feet to a point; thence run North 37 degrees 47 minutes 57 seconds East a distance of 327.20 feet to a found rebar corner and the point of beginning of the property being described; thence run North 37 degrees 01 minute 12 seconds East a distance of 304.76 feet to a set rebar corner; thence run North 39 degrees 43 minutes 28 seconds West a distance of 381.35 feet to a set rebar corner; thence run South 01 degree 52 minutes 00 seconds East a distance of 231.40 feet to a found rebar corner; thence run South 07 degrees 22 minutes 00 seconds West, a distance of 129.02 feet to a found rebar corner; thence run South 28 degrees 03 minutes 00 seconds East a distance of 118.38 feet to a found rebar corner; thence run South 10 degrees 32 minutes 00 seconds East a distance of 74.18 feet to the point of beginning. Situated in Shelby County, Alabama.

According to the survey of Joseph E. Conn, Jr., dated January 13, 2003.

Subject to restrictions, easements and rights of way of record.

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.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 17th day of January, 2003.

WITNESS:

\_\_\_\_\_  
(Seal) Sanford Morgan (Seal)  
\_\_\_\_\_  
(Seal) Ruth Morgan (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA  
Shelby } COUNTY

I, \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that Sanford Morgan and Ruth Morgan 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 17th day of January A. D., 2003

MY COMMISSION EXPIRES JULY 25, 2005

Cathy Ingram  
Notary Public.