


This Instrument Prepared By:
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Suite 101, 1318 Alford Avenue
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Send Tax Notice To:
SCOTT MORRIS
5184 COLONIAL PARK RD.
BIRMINGHAM AL.
35242

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)
SHELBY COUNTY)


2004010500006440 Pg 1/1 309.00
Shelby Cnty Judge of Probate, AL
01/05/2004 11:18:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two hundred ninety-five thousand and 00/100 Dollars (\$295,000.00) and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, I, Double Oak Lane Development Co., Inc., (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Scott G. Morris and Nan C. Morris, (herein 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 Shelby County, Alabama, to-wit:

Lot 30, according to the Survey of Mountain Crest Estates, as recorded in Map Book 32, Page 76, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 2004 and thereafter; (2) Easements, restrictions and rights-of-way of record; (3) Declaration of Restrictive Covenants for Mountain Crest Estates as recorded in Instrument Number 2004-0105000006440, Probate Office of Shelby County, Alabama; (4) Mineral and mining rights not owned by the Grantors; (5) North Shelby County Fire District service charges accruing after the date of the delivery of this deed; (6) North Shelby County Library District dues accruing after the date; (7) All matters shown on the recorded map.

TO HAVE AND TO HOLD to the said 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 we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, the undersigned, Double Oak Lane Development Co., Inc., has hereunto set his hand and seal, this the 2 day of January, 2004

Double Oak Lane Development Co., Inc.

By: Randall H. Goggans

Its: President

STATE OF ALABAMA)
[Signature] COUNTY)

CORPORATION ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Randall H. Goggans, whose name as President of Double Oak Lane Development Co., Inc., a corporation is signed to the foregoing instrument, and who is known to me, acknowledged before me this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of the corporation.

Given under my hand and official seal this 2 day of Jan, 2004

[Signature]
Notary Public

My Commission Exp. 3.1.06

TOGETHER WITH BENEFICIAL RIGHTS THEREON AND OBLIGATIONS