


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) Henry B. Morgan
(Address) _____

This instrument was prepared by:


20041005000549270 Pg 1/1 231.00
Shelby Cnty Judge of Probate, AL
10/05/2004 11:20:00 FILED/CERTIFIED

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 Two Hundred Twelve Thousand and no/100 ----- DOLLARS

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

Anthony F. Holmes, an unmarried man
(herein referred to as grantors) do grant, bargain, sell and convey unto

Henry B. Morgan and Jeanette T. Morgan
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

A parcel of land situated in the SW 1/4 of the NE 1/4 of Section 16, Township 21 South, Range 3 West, more particularly described as follows:
Commence at the SW corner of the SW 1/4 of the NE 1/4 of Section 16, and go North 89 degrees 34 minutes 35 seconds East along the South boundary of said 1/4-1/4 Section for 361.93 feet to the point of beginning; thence continue along this line for 214.88 feet; thence North 1 degrees 05 minutes 15 seconds West for 654.08 feet to the South boundary of Big Oak Drive; thence South 86 degrees 10 minutes 55 seconds West along said South boundary for 191.47 feet; thence South 1 degree 01 minute 04 seconds West for 642.90 feet to the point of beginning; being situated in Shelby County, Alabama.

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.

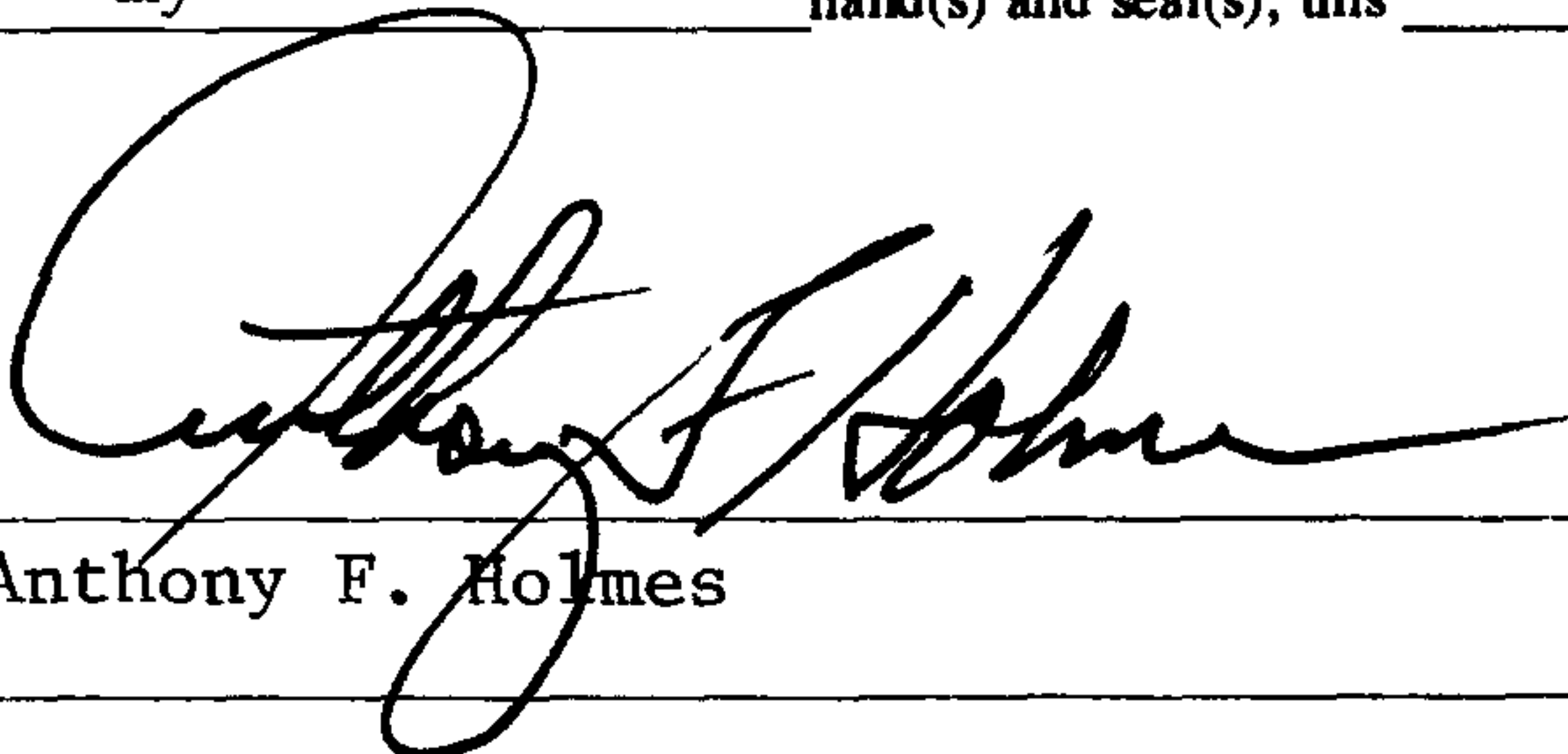
IN WITNESS HEREOF, I have hereunto set my hand(s) and seal(s), this _____ day of September, 2004.

WITNESS:

(Seal)

(Seal)

(Seal)



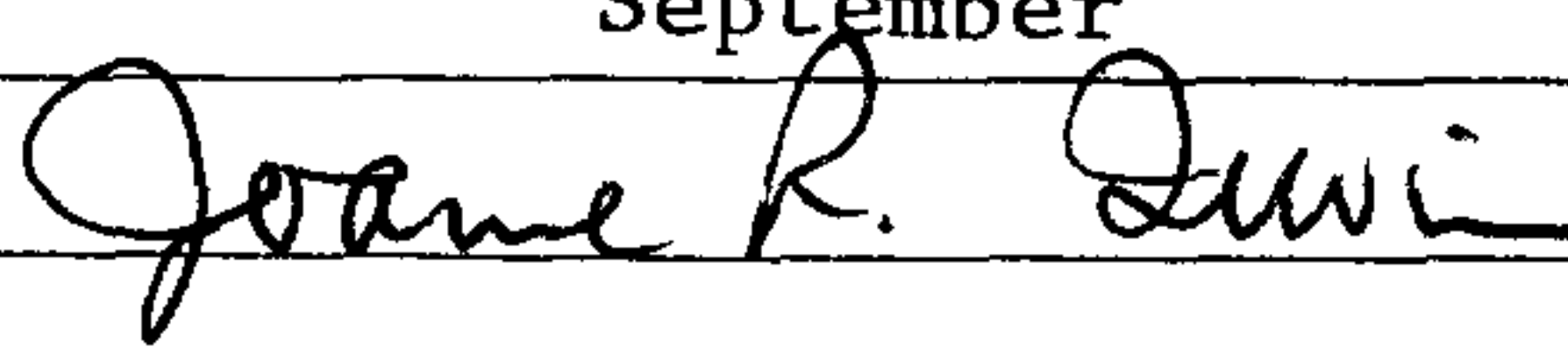
Anthony F. Holmes

(Seal)

(Seal)

STATE OF ALABAMA }
Shelby COUNTY }

I, _____ the undersigned authority _____, a Notary Public in and for said County, in said State, hereby certify that Anthony F. Holmes whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of September A. D., 20⁰⁴
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 20, 2007
BONDED THRU NOTARY PUBLIC UNDERWRITERS


Notary Public.