20050802000388510 1/3 $19.00
Shelby Cnty Judge of Probate,AL
08/02/2005 09:11:33AM FILED/CERT

John R. Holliman
2491 Pelham Pkwy
Pelham, Al 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

Sales price:$221,000.00

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 ($10.00) Dollars to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged,Daniel C. Morgan and Ellen W. Morgan, aka Ellen M. Williamson husband and wife, (hereinafter referred to as GRANTORS),do hereby grant, bargain, sell and convey unto Herbert Jerome Taft and Dana K. Taft, 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:

See Exhibit "A"

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

Send Tax Notice to:
Herbert Jerome Taft
801 Dogwood Cir
Billam, Alabama 35244

$223,787.50 was paid from a first mortgage recorded herewith.

Together with all and singular the tenaments, 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

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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 28 day of July ,2005.

Daniel C. Morgan

Ellen W. Morgan

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Daniel C. Morgan and Ellen W. Morgan, 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 28 day of July, 2005.

Notary Public

My Commission Expires:
08-29-06

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Exhibit A

Commence at the SW corner of the SE ¼ of the SE ¼ of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama; thence run North along the West line of said ¼ - ¼ section a distance of 501.19 feet; thence turn right 80°01'24" and run East a distance of 425.23 feet; thence turn left 140°00' and run Northwesterly a distance of 92.0 feet; thence turn right 96°38' and run Northeasterly a distance of 71.38 feet to the Point of Beginning; thence continue along the last described course a distance of 171.56 feet to the Southwesterly right of way line of Shelby County Road #369; thence turn right 80°49'50" and run Southeasterly along said right of way line a distance of 121.04 feet; thence turn right 92°26'10" and run Southwesterly a distance of 171.41 feet; thence turn right 88°21'10" and run Northwesterly a distance of 141.10 feet to the Point of Beginning.