# WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20050811000411840 1/4 \$44.00 Shelby Cnty Judge of Probate, AL 08/11/2005 09:07:12AM FILED/CERT

This instrument was prepared by: WIŁLIAM PATRICK COCKRELL WPC & ASSOCIATES LLC

Send tax notice to:
ROBERT C. MORRIS
EMILY E. MORRIS

(Name)

(Name)

2 OFFICE PARK CIRCLE, SUITE 105 BIRMINGHAM, ALABAMA 35223 530 BARONE STREET HELENA, AL 35080

(Address)

(Address)

STATE OF ALABAMA
COUNTY OF SHELBY

### KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTY ONE THOUSAND dollars (\$151,000.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we (I), CHERYLE P. HOWARD AKA CHERYLE DAVIS AND TERENCE M. DAVIS, HUSBAND AND WIFE (herein referred to as Grantor) do, grant, bargain, sell and convey unto ROBERT C. MORRIS and EMILY E. MORRIS, HUSBAND AND WIFE (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

#### SEE ATTACHED EXHIBIT A

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF 128,350.00 IS FILED HEREWITH.

TO HAVE AND TO HOLD, to 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.

Shelby County, AL 08/11/2005 State of Alabama

Deed Tax:\$23.00

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And we (I) do for ourselves (myself), successors and assigns covenant with the said Grantees, their heirs and assigns, that we (I) are (am) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we (I) have a good right to sell and convey the same as aforesaid; that we (I) will and our (my) 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, I have hereunto set my hand and seal, 07/22/05.

CHERYLE P. HOWARD AKA CHERYLE DAVIS

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\_(Seal)

TERENCE M. DAVIS

STATE OF ALABAMA
COUNTY OF SHELBY

### General Acknowledgment

I, <u>William Patrick Cockrell</u>, a Notary Public in and for said County in said State, hereby certify that <u>CHERYLE P. HOWARD AKA CHERYLE DAVIS AND TERENCE M. DAVIS</u>, <u>HUSBAND AND WIFE</u> 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 07/22/05.

Notary Public

WILLIAM PATRICK COCKRELL
Notary Public, AL State at Large
My Comm. Expires May 28, 2006

# WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Return to: William Patrick Cockrell

WPC & Associates LLC 2 Office Park Circle

Suite 105

Birmingham, Alabama 35223

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### EXHIBITA

Lot 47, according to the Survey of St. Charles Place, Jackson Square, Phase Two, Sector Two, as recorded in Map Book 19, page 78, in the Probate Office of Shelby County, Alabama, and part of Lot 48 of the same said subdivision further described as follows: Beginning at the NW corner of Lot 48 (front corner between Lots 47 and 48) and go in a Southerly direction along original property line between the said Lots 47 and 48 for a distance of 131.02 feet to the original SW corner of Lot 48 (original rear corner between lots 47 and 48); thence turn left 124 degrees 32'06" and go in a Northeasterly direction along the original rear line of Lot 48 for a distance of 10.00 feet; thence turn left 59 degrees 13'30" and go in a Northerly direction a distance of 125.62 feet to the Point of Beginning of that part of Lot 48 herein described.

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