

This instrument was prepared by:  
Lakeman & Peagler, LLC  
300 Office Park Drive, Suite 309  
Birmingham, AL 35223

Send Tax Notice To:  
Richard Morin  
1929 Crossvine Road  
Birmingham, AL 35244

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA\* KNOW ALL MEN BY THESE PRESENTS,  
JEFFERSON COUNTY\***

That in consideration of **Two Hundred Thirty Five Thousand Five Hundred and 00/100 Dollars (\$235,500.00)**, to the undersigned Grantor(s) in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I/we, **Charles R. Veazey and wife, Martha P. Veazey**, herein referred to as Grantor(s), does grant, bargain, sell and convey unto **Richard M. Morin and Heather A. Morin** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 15, according to the Survey of Second Addition to Riverchase West, as recorded in Map Book 7, Page 59, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, covenants and conditions of record, if any.

\$188,400.00 of the above-recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

**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 grantees herein shall take as tenants in common.

And I/we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I/we have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 26<sup>th</sup> day of February, 2008.

Shelby County, AL 03/03/2008  
State of Alabama  
Deed Tax: \$47.50

*Charles R. Veazey*  
Charles R. Veazey  
*Martha P. Veazey*  
Martha P. Veazey

**STATE OF ALABAMA \*  
JEFFERSON COUNTY \***

**General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Charles R. Veazey and wife, Martha P. Veazey**, whose name is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 26<sup>th</sup> day of February, 2008.

My Commission Expires: 9/28/11

*BLA*  
Notary Public

2008030300084550 1/1 \$58.50  
Shelby Cnty Judge of Probate, AL  
03/03/2008 08:58:38AM FILED/CERT