

THIS INSTRUMENT PREPARED BY:
MARK S. BOARDMAN
BOARDMAN, CARR, HUTCHESON & BENNETT, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
Kevin W. Morris
80 County Road 416
Wilsonville, Alabama 35186

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Ninety Thousand and 00/100 (\$190,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Betty Jeane Walker, a married individual, Joel Edward Thomas, a married individual, and Benjamin Joel Durrett, a married individual**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Kevin W. Morris and Pamela W. Morris, husband and wife**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Commence at the Northwest corner of Lot 15, Walters Cove Subdivision, Third Sector, recorded in Map Book 5 page 71 in the Probate Office of Shelby County, Alabama; thence proceed in a Westerly direction along the south right of way line of County Highway 416 for a distance of 450.00 feet to the point of beginning of the parcel herein described; thence continue along said right of way for 271.83 feet to a point; thence turn an angle of 75 deg. 40 min. 48 sec. to the left and run 258.01 feet to a point; thence turn an angle of 104 deg. 19 min. 12 sec. to the left and run 335.64 feet to a point; thence turn an angle of 90 deg. 00 min. to the left and run 250.0 feet to the point of beginning. Said parcel of land is lying in the SE 1/4 of NW 1/4, Section 23, Township 21 South, Range 1 East, Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$187,525.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Subject property does not constitute the homestead of the Grantors herein, as defined by the Code of Alabama.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

Handwritten signatures and initials:
JST
BOW
BOW
BOW



20081217000467480 2/2 \$17.50
Shelby Cnty Judge of Probate, AL
12/17/2008 09:49:57AM FILED/CERT

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 15th day of December, 2008.

Betty Jeane Walker
Betty Jeane Walker

Joel Edward Thomas
Joel Edward Thomas

Betty Christine Durrett Wood *By Betty Jeane Walker*
Betty Christine Durrett Wood by and through
her Attorney in Fact Betty Jeane Walker

Benjamin Joel Durrett
Benjamin Joel Durrett

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Betty Jeane Walker, Joel Edward Thomas and Benjamin Joel Durrett, 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 Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of December, 2008.

MamS Broadman
NOTARY PUBLIC
My Commission Expires: 10-26-2010

Shelby County, AL 12/17/2008
State of Alabama

Deed Tax: \$2.50

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Betty Jeane Walker, whose name as Attorney in Fact for Betty Christine Durrett Wood, a married individual, 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 Instrument, she, in her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of December, 2008.

MamS Broadman
NOTARY PUBLIC
My Commission Expires: 10-26-2010