

This Instrument Was Prepared By:
G. Wray Morse, Attorney at Law
2080 Valleydale Road, Suite 10
Birmingham, AL 35244

Send Tax Notice to:
George T. Morgan
1748 Ashville Road
Montevallo, Alabama 35115

STATE OF ALABAMA
COUNTY OF SHELBY

SPECIAL STATUTORY WARRANTY DEED, JOINTLY
FOR LIFE WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **Eighty Thousand And 00/100 Dollars (\$80,000.00)** to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, **MCS Enterprises, Inc.**, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **George T. Morgan and Allegonda J. Morgan** (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:

A part of the SW 1/4 of SE 1/4 of Section 16, Township 22 South, Range 3 West more particularly described as follows: Commencing at the SW corner of said forty acres and run North 88 degrees 30 minutes East a distance of 465.4 feet; thence run North 26 degrees 30 minutes West a distance of 100 feet to point of beginning of lot herein described; from said point of beginning, continue thence North 26 degrees 30 minutes West 277.6 feet to a point on the SE side of Montevallo-Ashville Highway (Alabama 119); thence along said Highway South 56 degrees 45 minutes West 99.2 feet to the center of a driveway; thence run in a Southeasterly direction to point of beginning; being situated in Shelby County, Alabama.

Note: \$20,000.00 of the above purchase price is in the form of a mortgage in favor of APCO Employees Credit Union, executed and recorded simultaneously herewith.

This conveyance is hereby made subject to restrictions, covenants, easements, limitations, rights of way, and mineral and mining rights, if any, of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, 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.

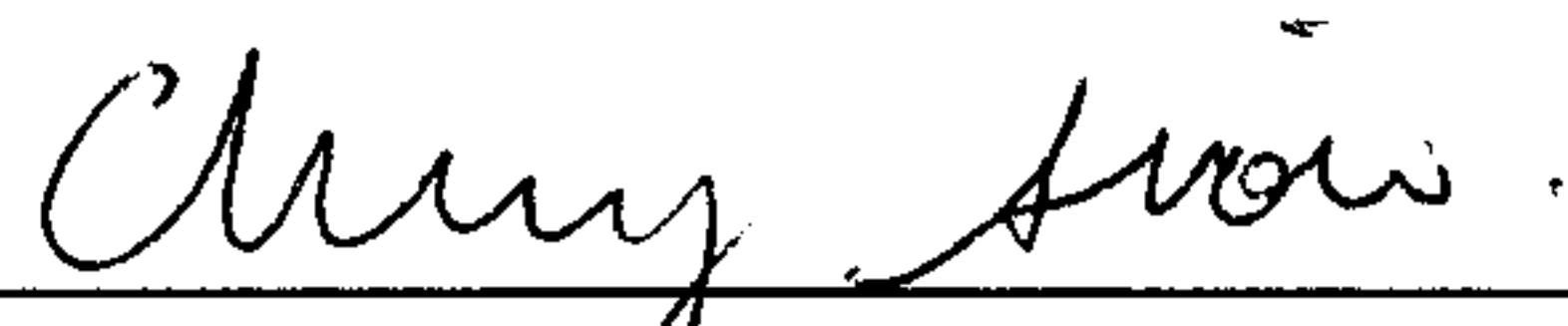
SUBJECT TO THE STATUTORY RIGHT OF REDEMPTION of all parties lawfully entitled thereto pursuant to the Code of Alabama (1975), and the amendments thereto.

PROPERTY SOLD AS IS and Grantor only warrants title from the time it obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantees.

IN WITNESS WHEREOF, **MCS Enterprises, Inc.** has hereunto set its signature by **Chung Siow** its **Vice-President** on this the **5th** day of **August, 2009**.

MCS Enterprises, Inc.

Deed Tax : \$80.00

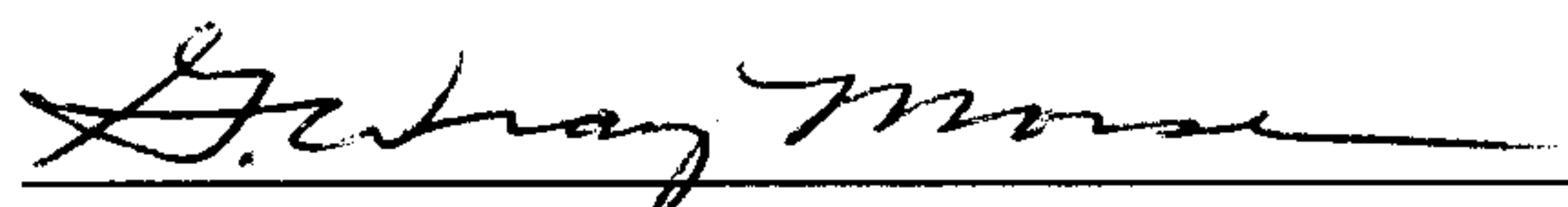


Chung Siow, Vice-President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Chung Siow** as **Vice-President** of **MCS Enterprises, Inc.**, 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 as such duly authorized officer executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the **5th** day of **August, 2009**.



G. Wray Morse, Notary Public

My Commission Expires: **9/10/2012**