

TITLE NOT EXAMINED

This instrument prepared by:
J. T. Tully, Attorney At Law
900 Alford Avenue
Hoover, Alabama 35226

Send Tax Notice To:
PO Box 74
Saginaw, AL
35137

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

70,000 *per*

That in consideration of Fifty and 00/100's*****Dollars (\$50.00)

To the undersigned grantor (whether one or more), in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I or we,

James Leslie Morrison, a married man

(herein referred to as grantor, whether one or more) do grant, bargain, sell and convey unto

James E. Morrison

(herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

Start at the Northwest corner of the SW ¼ of Section 17, Township 21, Range 2 West; thence run South 38 deg. 15 min. West 571.2 feet to point on west boundary line of present Birmingham-Montgomery Highway for point of beginning; thence South 39 deg. 49 min. East along said highway 1542 feet; thence south 55 deg. West 903.65 feet to a point on the East boundary line of L & N RR; thence North 27 deg. 55 min. West 1363.39 feet along said right of way; thence North 38 deg. 08 min. East 632.6 feet to point of beginning, said property lying partly in the West Half of SW ¼ of Section 17 and partly in the East Half of SE ¼ of Section 18 in Township 21, Range 2 West and containing 24 acres, more or less, according to survey of Floyd Atkinson, Registered Land Surveyor, dated September 23, 1966, less and except a portion thereof heretofore conveyed to Leslie M. Snow and Sara Nell Snow as shown by deed recorded in Deed Book 244 at page 177, Office of Judge of Probate of Shelby County, Alabama.

James Leslie Morrison is the surviving grantee of that certain deed recorded 08/21/2001-35811 in the Probate Office of Shelby County, Alabama; the other grantee, Leslie M. Snow, having died on January 29, 2002.

**** This is not the homestead of the Grantors or their spouses ****

TO HAVE AND TO HOLD to the said 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 I(we) do for myself(ourselves) and for my(our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I(we) have a 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand(s) and seal(s), this 25th day of May, 2010.

Witness:

James Leslie Morrison
James Leslie Morrison

STATE OF ALABAMA

SHELBY COUNTY

I, J. T. Tully a Notary Public in and for said County, in said State, hereby certify that James Leslie Morrison 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 25th day of May, A.D., 2010.

J. T. Tully

Notary Public