

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR
SURVEY AND WITH LEGAL DESCRIPTIONS PROVIDED BY GRANTORS.
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE
LEGAL DESCRIPTIONS ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

Send Tax Notice to:
Judi D. Morris and David W. Morris
503 Matador Drive
Chelsea, Alabama 35043

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED,
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the Grantors herein, in hand paid by the Grantees herein, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

JUDI D. MORRIS, joined by her husband, DAVID W. MORRIS,
whose mailing address is **503 Matador Drive, Chelsea, Alabama 35043,**

(herein referred to as "Grantors"), do by these presents **GRANT, BARGAIN, SELL and CONVEY** unto

JUDI D. MORRIS and husband, DAVID W. MORRIS,
whose mailing address is **503 Matador Drive, Chelsea, Alabama 35043,**

(herein referred to each singularly as a "Grantee" and collectively as "Grantees"), as joint tenants with right of survivorship, the following described real property situated in Shelby County, Alabama (the **property address of which is 503 Matador Drive, Chelsea, Alabama 35043,** and the **Assessor's Market Value of which is a total of \$427,300.00,** as can be verified by the records of the Shelby County, Alabama Property Tax Commissioner: Parcel 1 - Assessor's Market Value of \$364,000.00, Parcel No. 14 6 13 0 000 001.016; Parcel 2 - Assessor's Market Value of \$63,300.00, Parcel No. 14 6 13 0 000 001.015), to-wit:

Shelby County, AL 06/20/2016
State of Alabama
Deed Tax: \$214.00

Parcel 1:

Lot 6, according to the Survey of High Chapparral, 4th Sector, as recorded in Map Book 24, Page 33, in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel 2:

Lot 5, according to the Survey of High Chapparral, 4th Sector, as recorded in Map Book 24, Page 33, in the Office of the Judge of Probate of Shelby County, Alabama.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

1. Taxes for the current and subsequent years which are not yet due and payable.
2. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under any of said real property, together with all rights in connection therewith; all recorded encumbrances, if any; recorded or unrecorded easements, liens, restrictions, covenants, declarations, reservations, limitations, conditions, uses, agreements, dedications, set-back lines, rights-of-way, subdivision and other regulations, utilities and other matters of record in the Probate Office of Shelby County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any rights of parties in possession; all recorded or unrecorded leases affecting any of said real property, if any; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of any of said real property.


TO HAVE AND TO HOLD unto the said Grantees, for and during their joint lives as joint tenants and, upon the death of either of them, then to the survivor of them in fee simple, and to the heirs, executors and assigns of such survivor 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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

NOTE: Parcel 1 of the real property hereby conveyed **is and will remain** the homestead of the Grantors and Grantees herein, who are one and the same persons; Parcel 2 is **NOT** the homestead of the Grantors. This conveyance is made solely in order to change the manner in which title to the real property hereby conveyed is held for the purposes of estate planning of the parties.

NOTE: David W. Morris, one of the Grantors named herein and the husband of Judi D. Morris, acknowledges that, immediately prior to the delivery of this Deed, he had no title to any of the real property hereby conveyed and he is executing this instrument solely for the purpose of complying with homestead laws of the State of Alabama and acknowledging his consent and agreement to the conveyance of his homestead, which is Parcel 1 of the real property being conveyed hereby.

NOTE: Judi D. Morris, one of the Grantors named herein, acquired title to the real property being conveyed hereby by deed from David W. Morris and Judi D. Morris, husband and wife, dated November 15, 2004, and filed for record on November 17, 2004, in Instrument No. 20041117000632690 in the Probate Office of Shelby County, Alabama.

**[Remainder of Page Intentionally Left Blank -
Signature Page Follows]**


20160620000210870 3/4 \$237.00
Shelby Cnty Judge of Probate, AL
06/20/2016 10:45:45 AM FILED/CERT

IN WITNESS WHEREOF, the said Grantors have hereunto set Grantors' hands and seals on this the 17th day of June, 2016.

"Grantors"

Judi D. Morris
Judi D. Morris

David W. Morris
David W. Morris

STATE OF ALABAMA)
)
COUNTY OF Jefferson)


I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Judi D. Morris and David W. Morris, wife and husband, 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of June, 2016.



Kathy R. Stephens
Notary Public
My Commission Expires: MY COMMISSION EXPIRES MAY 23, 2019

This instrument prepared by:
Katherine N. Barr, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South (35205)
P.O. Box 55727
Birmingham, Alabama 35255-5727


20160620000210870 4/4 \$237.00
Shelby Cnty Judge of Probate, AL
06/20/2016 10:45:45 AM FILED/CERT