

SEND TAX NOTICE TO:

(Name) Nadien A. Morgan

(Address) 1959 Chandalar Court
Pelham, Alabama 35124

This instrument was prepared by

(Name) Roger W. Lee

(Address) 2204 Lakeshore Drive, Suite 320

Form 1-1-37 Rev. 1-44

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }
Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 Dollars

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

Robert Morgan and wife, Nadine Andresen Morgan

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

Nadine A. Morgan

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

See Attached Exhibit "A" for legal description.

Subject to current taxes, easements and restrictions of record.

Nadine Andresen Morgan is one and the same person as Nadine Andresen, grantee in that certain deed recorded in Book 342, Page 793, in the Office of the Judge of Probate of Shelby County, Alabama.

BOOK 345 PAGE 793

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And ~~X~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (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, ~~WE~~ ^{OUR} have hereunto set ~~OUR hands(s) and seal(s), this March day of 19 83~~

.....(Seal)

Robert Morgan (Seal)

.....(Seal)

Nadine Andresen Morgan (Seal)
Nadine Andresen Morgan

.....(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Morgan and wife, Nadine Andresen Morgan 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 conveyance they executed the same voluntarily on the day the same bears date.

Given und and and official seal this 21st day March, A. D., 19 83

1950
Notary Public

Unit "B", Building 8, Phase II of Chandalar Townhouses, located in the SW 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said 1/4-1/4 Section, thence in a Northerly direction along the East line of said 1/4-1/4 Section a distance of 670.76 feet; thence 90 deg. left in a Westerly direction a distance of 170.0 feet to a point on the westerly right-of way line of Chandalar Court; thence 90 deg. right in a Northerly direction along said right-of-way line a distance of 62.9 feet; thence 90 deg. left in a Westerly direction, a distance of 14.6 feet to a point on the East outer face of a wood fence that extends across the fronts of Units "A", "B", "C", and "D", being the point of beginning; thence continue along last described course along the centerline of a wood fence, party wall and another wood fence, all common to Units "B" and "C", a distance of 67.7 feet to a point on the outer face of a wood fence that extends across the backs of Units "A", "B", "C" and "D"; thence 90 deg. left in a southerly direction along the West outer face of said wood fence extending across the back of Unit "B", a distance of 17.9 feet to a point on the Northeast corner of a storage building; thence 90 deg. right in a westerly direction along the North outer face of said storage building, a distance of 4.1 feet to a point on the Northwest corner of said storage building; thence 90 deg. left in a southerly direction along the West outer face of said storage building, a distance of 6.0 feet to the centerline of a wall common to the storage buildings of Units "A" and "B"; thence 90 deg. left in an Easterly direction along said centerline of said storage building, the centerline of a wood fence, party wall and another wood fence all common to Units "A" and "B", a distance of 71.8 feet to a point on the East outer face of the wood fence that extends across the fronts of Units "A", "B", "C", and "D"; thence 90 deg. left in a Northerly direction along the East outer face of said wood fence across the front of Units "B", a distance of 23.9 feet to the point of beginning; being situated in Shelby County, Alabama.

BOOK 345 PAGE 79A

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1983 MAR 21 PM 3:48

Thomas A. Swanson, Jr.
JUDGE OF PROBATE

Deed TAX.	50
Rec	3.00
Jud	1.00
	<hr/> 4.50