

Send Tax Notice To:

Bruce L. Morgan
2575 Chandalar Lane
Pelham, Alabama 35124

This instrument was prepared by:

James W. Fuhrmeister
Griffin, Allison, May, Alvis & Fuhrmeister
P. O. Box 380275
Birmingham, AL 35238

Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF One Hundred Four Thousand Dollars and 00/100 (\$104000.00) in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, Charles K. Acker, a married man, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto Bruce L. Morgan, an unmarried man, (herein referred to as Grantees, whether one or more) in fee simple together with every contingent remainder and right of reversion, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 1, according to Survey of Dove Ridge Second Addition to Chandalar South, as recorded in Map Book 18, Page 145 in Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

NOTE: \$75,000.00 of the above recited consideration was paid from the proceeds of a mortgage loan executed simultaneously herewith.

NOTE: This property does not constitute the homestead of the grantor.

TO HAVE AND TO HOLD unto the said Grantee its heirs and assigns, forever in fee simple forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my 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.

Inst # 1995-00432

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01/05/1995-00432
12:34 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 41.00

Inst # 1995-00432

IN WITNESS WHEREOF, we (I) have hereunto set our hand(s) and seal, this 29th day of December, 1994.



Grantor - Charles K. Acker

STATE OF OKLAHOMA)

COUNTY OF PONTOTOC)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Charles K. Acker, 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 date the same bears date.

Given under my hand and official seal, this the 29th day of December, 1994.



Notary Public

My commission expires: JANUARY 14, 1995

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