

This Instrument was prepared by:
Conwill & Justice
Attorneys at Law
P.O. Box 557
Columbiana, Alabama 35051

Send Tax Notice To:
Michele Lynn Simpson
192 Hughes Road
Columbiana, Al 35051

W A R R A N T Y D E E D

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Thirty-Seven Thousand and no/100 Dollars (\$37,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, WE, **DONNY MORRISON** and wife, **DENISE MORRISON**, (herein referred to as grantors), grants, bargains, sells and conveys unto **MICHELE LYNN SIMPSON** (herein referred to as grantee), the following described real situated in **SHELBY** County, Alabama, to-wit:

A parcel of land in the NW 1/4 of the SE 1/4 of Section 31, Township 20 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Commence at the NW corner of the NW 1/4 of the SE 1/4 of Section 31, Township 20 South, Range 1 East, Shelby County, Alabama; thence South 01 deg. 32 min. 50 sec. East for 240.0 feet; thence North 89 deg. 50 min. 41 sec. East for 250.47 feet to the point of beginning; thence North 89 deg. 44 min. 13 sec. East for 406.50 feet; thence South 01 deg. 55 min. 00 sec. East for 202.5 feet; thence South 89 deg. 44 min. 00 sec. West for 658.26 feet, more or less, to the East right-of-way line of Hughes Road; thence North 01 deg. 32 min. 50 sec. West along said road right-of-way line for 29.95 feet; thence North 89 deg. 44 min. 00 sec. East for 230.6 feet; thence North 00 deg. 16 min. 00 sec. West for 110.0 feet; thence North 14 deg. 05 min. 34 sec. East for 64.51 feet to the point of beginning; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

Subject to: (1) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 131 Page 491 and Deed Book 194 Page 49 in Probate Office. (2) Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 206 page 684, Instrument No. 1996-22751 and Instrument No. 1996-22763 in Probate Office. (3) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 338 page 214 in Probate Office.

\$39,000.00 of the above recited purchase price was paid from a mortgage executed simultaneously herewith.

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

And WE do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, her heirs and assigns,

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SHELBY COUNTY JUDGE OF PROBATE
002 CMH 12.00

Michele Lynn Simpson

Inst. # 1998-46388

that, WE are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that WE have a good right to sell and convey the same as aforesaid; that WE will, and our heirs, executors and administrators shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set our hands and seals this 19th day of November, 1998.

Donny Morrison
Donny Morrison
Denise Morrison
Denise Morrison

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Donny Morrison and wife, Denise Morrison 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 under my hand and official seal this 19th day of November 1998.

William R. Jester
Notary Public
My Commission Expires: 9/12/99



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