

This instrument prepared by:
Jack M. Glover
529 Linden Street
Trussville, Alabama 35173

Send Tax Notice To:
Matthew Wade



20040114000025890 Pg 1/2 19.00
Shelby Cnty Judge of Probate, AL
01/14/2004 10:48:00 FILED/CERTIFIED

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, THAT IN CONSIDERATION OF THE SUM OF FORTY TWO THOUSAND AND 00/100 DOLLARS (\$42,000.00),

TO THE UNDERSIGNED GRANTOR (WHETHER ONE OR MORE), IN HAND PAID BY THE GRANTEE HEREIN, THE RECEIPT WHEREOF IS ACKNOWLEDGED, WE, THOMAS H. MORTON, a married man by Faye S. Morton, as Attorney in Fact, JAMES LESTER MORTON, a married man, JESSIE DEWITT MORTON, a married man, JUSTIN WAYNE MORTON, a married man AND SHIRLEY MAXINE SANDERS, a married woman.

(HEREIN REFERRED TO AS GRANTOR, WHETHER ONE OR MORE), DO GRANT, BARGAIN, SELL AND CONVEY UNTO MATTHEW WADE, a single man,

(HEREIN REFERRED TO AS GRANTEE, WHETHER ONE OR MORE), ONE HALF INTEREST OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

Subject to taxes.

Subject to easements, restrictions, reservations and covenants of record, if any.

This deed is being executed by all of the surviving heirs of Jesse J. Morton, deceased, Date of Death: 9-13-99.

\$37,000.00 of the above proceeds are derived from a purchase money mortgage loan closed simultaneously herewith.

The above property being conveyed is not the homestead of the any of the Grantors or their spouses.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS THE 3RD DAY OF DECEMBER, 2003. TO HAVE AND TO HOLD TO SAID GRANTEE, HIS HEIRS, HIS SUCCESSORS AND ASSIGNS FOREVER.

AND I DO FOR MYSELF AND FOR MY HEIRS, EXECUTORS, AND ADMINISTRATORS COVENANT WITH THE SAID GRANTEE, HIS HEIRS AND ASSIGNS, OR HIS SUCCESSORS AND ASSIGNS, THAT I AM LAWFULLY SEIZED IN FEE SIMPLE OF SAID PREMISES; THAT THEY ARE FREE FROM ALL ENCUMBRANCES UNLESS OTHERWISE NOTED ABOVE; THAT I HAVE GOOD RIGHT TO SELL AND CONVEY THE SAME AS AFORESAID; THAT I WILL AND MY, EXECUTORS, ADMINISTRATORS SHALL WARRANT AND DEFEND THE SAME TO THE SAID GRANTEE, HIS HEIRS AND ASSIGNS, OR HIS SUCCESSORS AND ASSIGNS FOREVER, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS.

Thomas H. Morton by Faye S. Morton as

Attorney in Fact

THOMAS H. MORTON by Faye S. Morton, As
Attorney in Fact

Jessie Dewitt Morton
JESSIE DEWITT MORTON

James Lester Morton
JAMES LESTER MORTON

Justin Wayne Morton
JUSTIN WAYNE MORTON

Shirley Maxine Sanders
SHIRLEY MAXINE SANDERS

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT, JAMES LESTER MORTON, a married man, JESSIE DEWITT MORTON, a married man, JUSTIN WAYNE MORTON, a married man and SHIRLEY MAXINE SANDERS, a married woman, 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 3RD DAY OF December, 2003.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT, THOMAS H. MORTON, a married man by Faye S. Morton, as Attorney in Fact, 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 3RD DAY OF December, 2003.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

LEGAL DESCRIPTION

The NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 12, Township 18 South, Range 1 East: and being more particularly described as follows:

Commence at the NE corner of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 12, Township 18 South, Range 1 East; thence Southerly along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ section 107.32 feet to the Southeasterly right of way line of Highway No. 50 and the Point of beginning of Parcel herein described. Thence continue southerly along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ section 547.73 feet to a found $\frac{3}{4}$ inch rebar. Thence 88 degrees 26 minutes to the right Westerly 330.00 feet to the East line of Shaw Parcel as described in Deed Book 100, Page 490. Thence 91 degrees 34 to the right Northerly 305.16 feet to the Southeasterly right of way line of Highway No. 50 thence 43 degrees 48 minutes to the right Northeasterly along said right of way line 39.88 feet to the point of a curve to the right having a central angle of 19 degrees 23 minutes a radius of 1040.54 feet. Thence along the arc of said curve and said right of way line 352.02 feet to the point of tangent. Thence continue northeasterly along said right of way line 23.17 feet to the point of beginning.