

This Instrument Was Prepared By:
 DANIEL M. SPITLER
 Attorney at Law
 108 Chandalar Drive
 Pelham, Alabama 35124

MAIL TAX NOTICE TO:

Dewey H. Garrett, Jr.

Rt 1 Box 208

Stenett, Ala 35147

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of FIFTEEN THOUSAND AND NO/100 DOLLARS (\$15,000.00) to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I or we,

RICHARD LEE MORRIS

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

DEWEY H. GARRETT, JR.

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

Lot No. 25 as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows: Commence at the intersection of the North right-of-way line of Center Avenue and the West right-of-way line of Cotten Street, said right-of-way lines as shown on the map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence North along said right-of-way line of Cotten Street for 86.79 feet to the point of beginning; thence continue North along said right-of-way line of Cotten Street for 75.00 feet; thence 88 degrees 44 minutes 15 seconds left and run Westerly for 179.00 feet; thence 91 degrees 15 minutes 45 seconds left and run Southerly for 60.00 feet; thence 79 degrees 08 minutes 15 seconds left and run Southeasterly for 89.98 feet; thence 10 degrees 36 minutes left and run Easterly for 90.71 feet to the point of beginning. Situated in Shelby County.

ALSO INCLUDED IN THIS DEED IS THE FOLLOWING LOT:

Lot No. 27 as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows: Begin at the intersection of the North right-of-way line of Center Avenue and the West right-of-way line of Cotten Street, said right-of-way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence Southwesterly along said right-of-way line of Center Avenue for 90.48 feet; thence 94 degrees 50 minutes 45 seconds right and run Northerly for 96.97 feet; thence 91 degrees 36 minutes 15 seconds right and run Easterly for 90.71 feet to a point on the Westerly right-of-way line of Cotten Street; thence 88 degrees 44 minutes and 15 seconds right and run Southerly along said right-of-way line of Cotten Street for 86.79 feet to the point of beginning.

SUBJECT TO:

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 227, page 713 and Deed Book 225, Page 273 in Probate Office.

Right-of-Way granted to Shelby County by instrument recorded in Deed Book 129, Page 492 and Deed Book 129, Page 491 in Probate Office.

Easement to Alabama Water Company as shown by instrument recorded in Deed Book 146, Page 211 in Probate Office

Easement to South Central Bell as shown by instrument recorded in Deed Book 285, Page 508 in Probate Office.

Subject to street lighting system conveyed to Alabama Power Company as shown by Deed Book 226, page 1 in Probate Office.

BOOK 002 PAGE 392

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEE, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 25th day of July, 1984.

Richard Lee Morris (SEAL)
Richard Lee Morris

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard Lee Morris, 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 day the same bears date.

Given under my hand and official seal this 25th day of July, 1984.

(NOTARIAL SEAL)

[Signature]
Notary Public
My Commission Expires: Dec 11, 1986

SENT TO THE CLERK OF THE
COURT BY THIS
INSTRUMENT FILED

1984 SEP 18 AM 8:26

[Signature]
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		<u>15.00</u>
Mineral Tax		_____
Recording Fee		<u>50.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>21.00</u>