

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME: J. Sipko 270

ADDRESS: 8 Penn Center, Phila., PA 19103

WARRANTY DEED (Without Survivorship)

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SEVENTEEN THOUSAND ONE HUNDRED FORTY FOUR AND NO/100TH (\$17,144.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, TERRELL R. JOHNSON, JOSEPH T. HARTMAN, GEORGE E. MC CARTY, WILLIAM G. ANDERSON and GEORGE J. EGNER, Trustees under Declaration of Trust dated August 1, 1985

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto CHARLES D. MORGAN and JONI D. MORGAN, married individuals

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

Lot 12, according to the Map of SOUTHERN HILLS as recorded in Map Book 7, Page 72 in the office of the Judge of Probate of Shelby County, Alabama.

Subject to easements and restrictions of record.

Mining and mineral rights excepted.

AND by Authority set forth under Declaration of Trust dated August 1, 1985, any two Trustees thereunder may act for all the Trustees.

And as further consideration, the herein grantees expressly assume and promise to pay that certain mortgage to Molton, Allen and Williams, Incorporated, recorded in Mortgage Book 393, Page 99, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

Grantees' Address: Route 2, Box 749, Calera, Alabama 35040

BOOK 079 PAGE 233

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 the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, they have hereunto set their hands(s) and seal(s), this 20th day of May, 1986.

Deed Tax \$ 17.50  
Mtg. Tax  
Recording Fee 2.50  
Indexing Fee 1.00  
TOTAL 21.00

STATE OF ALA. SHELBY CO.

ICER 115X 1446

INSTRUMENT WAS FILED

1986 JUL -3 AM 10:05

PENNSYLVANIA PROBATE

STATE OF ~~ALABAMA~~

Philadelphia COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Terrell R. Johnson and Joseph T. Hartman, Trustees under Declaration of Trust dated August 1, 1985, 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 20th day of May, 1986.

ELEANORE F. WALKER

Notary Public, Phila., Phila. Co.

Commission Expires Dec. 16, 1989

General Acknowledgment

Terrell R. Johnson  
Joseph T. Hartman  
Trustees under Declaration of Trust dated August 1, 1985