

This instrument was prepared by

COURTNEY H. MASON, JR.
2032 Valleydale Road
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY TWO THOUSAND NINE HUNDRED & 00/100---- (\$52,900.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we Robert W. Morgan and wife, Nadine A. Morgan (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Lynn D. Argo, a single individual (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A" for Legal Description

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

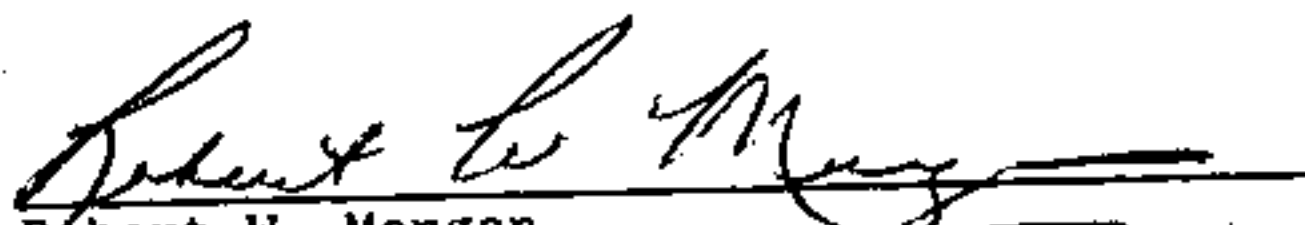
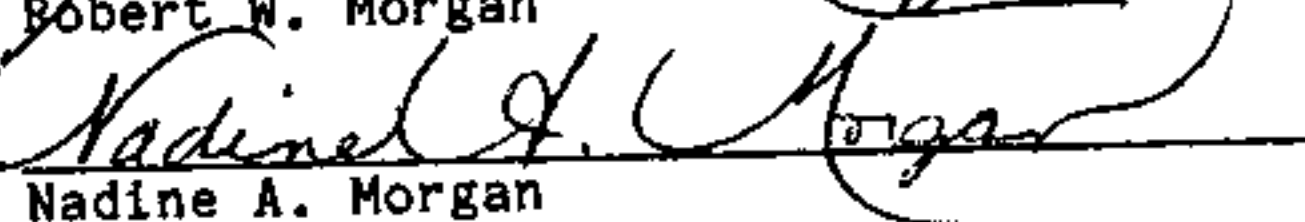
\$47,600.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 1959 Chandalar Court Pelham, Alabama 35124

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, we have hereunto set our hands and seals, this 24th day of November, 1986.

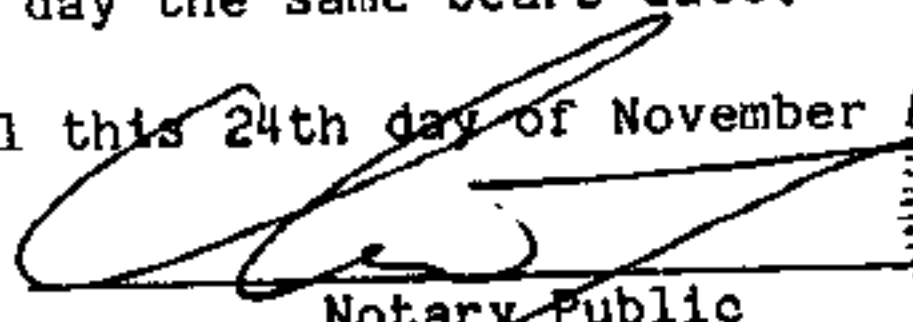
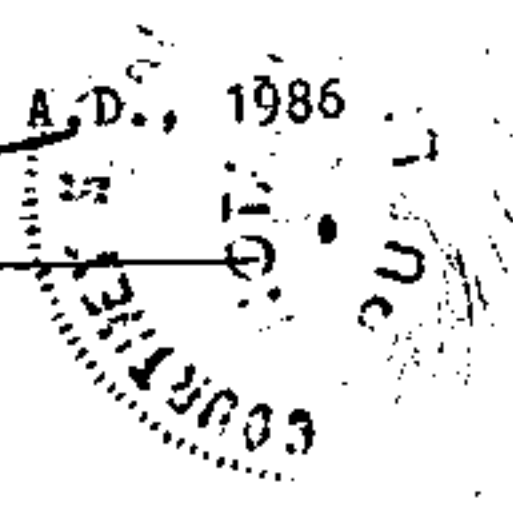

Robert W. Morgan (SEAL)

Nadine A. Morgan (SEAL)

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said State, hereby certify that Robert W. Morgan and wife, Nadine A. Morgan 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 24th day of November A.D., 1986


Notary Public


My Commission Expires April 2, 1988

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EXHIBIT "A"

Unit "B", Building 8, Phase II of Chandalar Townhouses, located in the SW 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said 1/4-1/4 Section, thence in a Northerly direction along the East line of said 1/4-1/4 Section a distance of 670.76 feet; thence 90 deg. left in a Westerly direction a distance of 170.0 feet to a point on the westerly right of way line of Chandalar Court; thence 90 deg. right in a Northerly direction along said right of way line a distance of 62.9 feet; thence 90 deg. left in a Westerly direction, a distance of 14.6 feet to a point on the East outer face of a wood fence that extends across the fronts of Units "A", "B", "C" and "D", being the point of beginning; thence continue along last described course along the centerline of a wood fence, party wall and another wood fence, all common to Units "B" and "C", a distance of 67.7 feet to a point on the outer face of a wood fence that extends across the backs of Units "A", "B", "C" and "D"; thence 90 deg. left in a southerly direction along the West outer face of said wood fence extending across the back of Unit "B", a distance of 17.9 feet to a point on the Northeast corner of a storage building; thence 90 deg. right in a westerly direction along the North outer face of said storage building, a distance of 4.1 feet to a point on the Northwest corner of said storage building; thence 90 deg. left in a southerly direction along the West outer face of said storage building, a distance of 6.0 feet to the centerline of a wall common to the storage buildings of Units "A" and "B"; thence 90 deg. left in an easterly direction along said centerline of said storage building, the centerline of a wood fence, party wall and another wood fence all common to Units "A" and "B", a distance of 71.8 feet to a point on the East outer face of the wood fence that extends across the fronts of Units "A", "B", "C" and "D"; thence 90 deg. left in a Northerly direction along the East outer face of said wood fence across the front of Units "B", a distance of 23.9 feet to the point of beginning; being situated in Shelby County, Alabama.

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Sam

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1986 DEC -9 AM 8:14

Thomas J. Henderson, Jr.
JUDGE & CLERK

1. Deed Tax \$ 5.50
2. Mtg. Tax
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 11.50