

875

\$ 17,500.00

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME: J. Gary Pate
ADDRESS: 2125 Morris Avenue
Birmingham, Alabama 35203

Sandra C. Morris
Post Office Box 257
Wilsonville, Alabama 35186

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 Ten and no/100 (\$10.00) Dollars and other valuable and good consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, or we, Ieland D. Morris and wife, Sandra C. Morris

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Sandra C. Morris, a single woman

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

Begin at the NE corner of the NW 1/4 of the SW 1/4 of Section 1, Township 21 South, Range 1 East, thence run South along the East line of the NW 1/4 of the SW 1/4 a distance of 529.06 feet, thence turn an angle of 90 deg. 02 min. to the left and run a distance of 105.00 feet, thence turn an angle of 90 deg. 02 min. to the right and run a distance of 145.94 feet, thence turn an angle of 89 deg. 58 min. to the left and run a distance of 105.00 feet to the East line of the NW 1/4 of the SW 1/4, thence continue in the same direction a distance of 100.00 feet, thence turn an angle of 90 deg. 02 min. to the right and run a distance of 675.12 feet to the North line of the NW 1/4 of the SW 1/4, thence turn an angle of 90 deg. 02 min. to the right and run East along the North line of said 1/4 1/4 Section a distance of 100.00 feet to the point of beginning. Situated in the NW 1/4 of the SW 1/4 and the NE 1/4 of the SW 1/4 of Section 1, Township 21 South, Range 1 East.

ALSO: A 20 foot Easement for a Drive described as: Commence at the NE corner of the NW 1/4 of the SW 1/4 of Section 1, Township 21 South, Range 1 East, thence run South along the East line of said 1/4 1/4 Section a distance of 675.00 feet, thence turn an angle of 90 deg. 02 min. to the left and run a distance of 105.00 feet to the point of beginning, thence turn an angle of 90 deg. 02 min. to the right and run a distance of 240.00 feet to a gravel road, thence turn an angle of 89 deg. 58 min. to the right and run a distance of 20.00 feet, thence turn an angle of 90 deg. 02 min. to the right and run a distance of 240.00 feet, thence turn an angle of 89 deg. 58 min. to right and run a distance of 20.00 feet to the point of beginning, Situated in the NE 1/4 of the SW 1/4 of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama. **

BOOK 28 PAGE 130

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 GRANTEE their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrance 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, we have hereunto set our hands(s) and seal(s), this 30th day of April, 1987.

(Seal)
(Seal)
(Seal)

Ieland D. Morris (Seal)
Sandra C. Morris (Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, H. Stomberg, a Notary Public in and for said County, in said State hereby certify that Ieland D. Morris 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 30 day of April, A. D., 1987.

H. Stomberg
Notary Public.

GENERAL ACKNOWLEDGMENT

STATE OF ALABAMA)
SHELBY COUNTY)

I, Lannie Brasler, a Notary Public in and for said County, in said State, hereby certify that Sandra C. Morris whose name is signed to the fore-going conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal this 11 day of May, 1987.

Lannie Brasler
NOTARY PUBLIC

BOOK 130 PAGE 29

STATE OF ALABAMA SHELBY CO.
I CERTIFY THAT THIS
INSTRUMENT WAS FILED

1987 MAY 11 PM 4:16

Arthur W. [Signature]
JUDGE OF PROBATE

1. Deed Tax	\$ <u>17.50</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>23.50</u>

BOOK 130 PAGE 52