

THIS INSTRUMENT PREPARED BY:
NAME: Robert R. Sexton, Attorney at Law
ADDRESS: Suite 900 Park Place Tower
2001 Park Place North
Birmingham, Alabama 35203

Send Tax Notice To:
William R. Morgan
421 2nd Avenue, North
Birmingham, Alabama 35204

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 Seventy-Five Thousand and No/100 (\$75,000.00)-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, RHETT G. BARNES, JR. and BETTYE B. WRIGHT, as Trustees of the Irrevocable Trusts created by Rhett B. Barnes, Sr. under Indentures of Trust dated December 18, 1983 and January 5, 1984

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto WILLIAM R. MORGAN

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

Commence at the SE corner of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama; from this point of beginning run North along said section line 330.00 feet; thence left 90 degrees 00 minutes 00 seconds, 429.11 feet to the right-of-way of Pelham Industrial Road; thence left 94 degrees 25 minutes 36 seconds, 317.11 feet; thence left 83 degrees 37 minutes 18 seconds, 406.91 feet to the point of beginning. Being situated in Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO:

1. Ad valorem taxes due in the year 1989.
2. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 126, Page 292.
3. Right-of-way granted to City of Pelham by instrument recorded in Real 64, Page 312.
4. Easement to South Central Bell as shown by instrument recorded in Real 119, Page 870.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 36, Page 426.

\$60,000.00 of the purchase price recited above was derived from the proceeds of a purchase money mortgage closed simultaneously herewith.

Bettye B. Wright and Betty B. Wright, grantor herein is one and the same person.

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, we have hereunto set our hands(s) and seal(s), this 26th day of July, 1988.

(Seal)

(Seal)

(Seal)

RHETT G. BARNES, JR. as Trustee
BETTYE B. WRIGHT, as Trustee

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State, hereby certify that _____, whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____ A. D., 19_____

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in said county and in said state, hereby certify that RHETT G. BARNES, JR. and BETTYE B. WRIGHT, whose names as Trustees of the Irrevocable Trusts created by Rhett G. Barnes, Sr. unde Indentures of Trust dated December 18, 1983 and January 5, 1984, are signed to the foregoing conveyance, and who are known to me, acknowledged before me that, being informed of the contents of the conveyance, they, in their capacities as Trustees, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this the 26th of July, 1988.

[Signature]
NOTARY PUBLIC

My commission expires: 10/17/90

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

88 AUG -1 PM 1:28

[Signature]
JUDGE OF PROBATE

1. Deed Tax \$ 15.00
2. Mtg. Tax _____
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 21.00

BOOK 197 PAGE 134

Jingle, Sexton, Murvin, Watson & Bates, P.C.
RETURN TO Suite 900 Park Place Tower
2001 Park Place North
Birmingham, Alabama 35203

TO

WARRANTY DEED
(WITHOUT SURVIVORSHIP)

STATE OF ALABAMA,

County.

Judge of Probate

THIS FORM IS FURNISHED BY
ALABAMA TITLE CO., INC.
615 NORTH 21st STREET
BIRMINGHAM, ALABAMA

(Rev'd 6-76)

701-733