

SEND TAX NOTICE TO:

(Name) Siobhan M. Morton
Post Office Box 1227
 (Address) Columbiana, Alabama 35051

1432

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law
 (Address) Post Office Box 822, Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred and no/100(\$500.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Siobhan M. Morton, as Executrix of the Estate of Wade Hampton Morton, Jr., deceased, Probate Case No. 29-19, Shelby County, Alabama (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

SIOBHAN M. MORTON, a widow,

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

Lot No. 11 in Shelby Shores, map of which is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 4, at Page 75.

Also, a triangular strip adjacent to said Lot No. 11 in Shelby Shores, more particularly described as follows: Commence at the Southernmost corner of said Lot 11 and run thence Northwest along the West boundary of said Lot 11 to the NW corner of the same, which said point is located on River Drive; thence Southwesterly along the East boundary of River Drive 30 feet to a point; thence Southeasterly to point of beginning.

Grantor further convey to the Grantee, her heirs and assigns, all rights and privileges appurtenant to the above described land under the terms of agreement between Robert F. McLeroy and wife, Lohner F. McLeroy, and Lillian H. Ezzell, dated February 10, 1965 and recorded in Deed Book 235, at Page 760, in said Probate Records, subject to the conditions and obligations recited therein.

Lot No. 10 in Shelby Shores, map of which is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 4, at Page 75.

Lot No. 31 and Lot No. 32 in Shelby Shores, map of which is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 4, at Page 75.

Subject to restrictions for Shelby Shores, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Deed Book 223, at Page 9. And subject to flood rights, if any, acquired by Alabama Power Company and subject to all other easements and rights-of-way of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever, together with the improvements and buildings located thereon and all fixtures and attachments thereto.

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, I have hereunto set my hands(s) and seal(s), this 20th day of April, 1990.

Deed TAX. \$0
 Reg. 2.50
 Jud. 3.00
 Cert. 1.00
 7.00

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED
 90 APR 20 PM 2:41
 JUDGE OF PROBATE

Siobhan M. Morton, Executrix (Seal)
 Siobhan M. Morton, as Executrix of the Estate of Wade Hampton Morton, Jr., deceased, Probate Case No. 29-19, Shelby County, Alabama (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Siobhan M. Morton, whose name as Executrix of the Estate of Wade Hampton Morton, Jr., deceased 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 she executed the same voluntarily on the day the same bears date, in her capacity as such Executrix.

Given under my hand and official seal this 20th day of April, A. D., 1990.