

THIS INSTRUMENT PREPARED BY:

NAME Thomas L. Foster, Attorney

ADDRESS 1201 N. 19th St., B'ham, AL 35234

Send Tax Notice To:

Ronnie Morton
72 Merivale Ln
B'ham, AL 35244

WARRANTY DEED (Without Survivorship)

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of --One Hundred Seventy Thousand Five Hundred & 00/100-- (\$170,500.00) DOLLARS

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

Don R. Hill and wife, Laura Jo Hill

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

Ronnie Morton

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

Lot 34, according to the Survey of Dearing Downs, 11th Addition, as recorded in Map Book 15, page 90 in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

\$136,400.00 of the consideration recited above was paid from a mortgage loan executed simultaneously herewith.

Inst # 1995-01513

01/18/1995-01513
02:43 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MCD 44.00

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 17th day of January, 1995.

(Seal)

Don R. Hill
Don R. Hill

(Seal)

(Seal)

Laura Jo Hill
Laura Jo Hill

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Don R. Hill and wife, Laura Jo Hill 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 17th day of January, A. D., 1995.

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