

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

THOMAS L. FOSTER, ATTORNEY
1201 NORTH 19TH STREET
BIRMINGHAM, AL 35234

Ronnie Morton
72 Mariavale Ln
Birmingham 35244

PARTNERSHIP WARRANTY DEED, WITHOUT SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

That in consideration of -One Hundred Fifty Thousand and 00/100-- (\$150,000.00) DOLLARS to the undersigned GRANTOR, EMW ENTERPRISES, AN ALABAMA GENERAL PARTNERSHIP (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey to RONNIE MORTON (herein referred to as GRANTEE), the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

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

Subject to ad valorem taxes for the current tax year.

\$150,000.00 of the consideration above was paid from a purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said GRANTEE, his heirs and assigns, forever; And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its General Partners, Jack Metrock, Bobby Ellison and John Smith who are authorized to execute this conveyance, have hereto set their signatures and seals, this the 20th of September, 1995.

EMW ENTERPRISES, AN ALABAMA GENERAL PARTNERSHIP

By: [Signature]
John M. Metrock, General Partner
By: [Signature]
Bobby Ray Ellison, General Partner
By: [Signature]
John B. Wood, Jr., General Partner

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John M. Metrock, Bobby Ray Ellison and John B. Wood, Jr., whose names as General Partners of EMW ENTERPRISES, AN ALABAMA GENERAL PARTNERSHIP, 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, as such partners and with full authority, executed the same voluntarily for and as the act of said partnership, in their capacity as General Partners.

Given under my hand and official seal this 20th day of September, 1995.

10/30/1995-31028
09:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCO 12.00

[Signature]
Notary Public

1995-31028

EXHIBIT "A"

PARCEL I:

All that portion of the SE 1/4 of NW 1/4 lying North of the L & N Railroad right-of-way and South of Buck Creek and East of the Helena to Acton Road. Situated in Section 15, Township 20 South, Range 3 West. LESS AND EXCEPT Spur track belonging to L & N Railroad as described in Deed Book 42, Page 629.

PARCEL II:

From the Northwest corner of SE 1/4 of NW 1/4, Section 15, Township 20 South, Range 3 West, looking South along the West line thereof, turn an angle to the left of 44 degrees 09 minutes and run Southeasterly for 164.4 feet; thence left 16 degrees 09 minutes for 179.15 feet; thence left 23 degrees 27 minutes for 30 feet; thence right 87 degrees 18 minutes for 56.25 feet; then right 3 degrees 43 minutes for 156.96 feet to the point of beginning of the land herein described; thence from said point of beginning thus obtained, turn an angle left of 92 degrees 02 minutes and run Easterly for 180.20 feet; thence right 97 degrees 41 minutes for 69.7 feet; thence left 95 degrees 14 minutes for 49.35 feet; thence right 90 degrees for 19.30 feet; thence left 96 degrees 32 minutes for 247.04 feet to the North bank of Buck Creek; thence right 93 degrees 25 minutes for 125.45 feet across Buck Creek to the North line of the Rolling Mill property; thence right 34 degrees 50 minutes for 37.23 feet; thence left 11 degrees 09 minutes for 74.30 feet; thence right 9 degrees 00 minutes for 102.30 feet; thence right 6 degrees 30 minutes for 37.80 feet; thence right 14 degrees 00 minutes for 60.0 feet; thence right 12 degrees 30 minutes 34.80 feet; thence left 7 degrees 55 minutes for 31.95 feet; thence left 26 degrees 34 minutes for 246.80 feet to the North line of a public road; thence right 67 degrees 50 minutes and along said North line of the public road for 330.1 feet to the West line of said SE 1/4 of NW 1/4; thence continue along the same course for 46 feet to the Southeast corner of the lot formerly known as the Keef lot; thence right 76 degrees 23 minutes and in a Northerly direction parallel with the West line of said SE 1/4 of NW 1/4 to Buck Creek; thence Easterly up Buck Creek to the East line of the Helena-Acton Road right-of-way; thence Northerly along the East line of said road right-of-way to the point of beginning. Less any portion lying West of Helena to Acton Road. Excepting mineral and mining rights to all above lands that lies in the SW 1/4 of NW 1/4 and also all above land that lies East of ridge and North of creek in SE 1/4 of NW 1/4, Section 15, Township 20, Range 3 West. Also except 30 foot right-of-way sold to Town of Helena, as described in Deed Book 187, Page 390. Also LESS AND EXCEPT that part sold to Utilities Board of the Town of Helena, Alabama, in Deed Book 297, Page 390.

Minerals and mining rights excepted.

Inst # 1995-31028

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