

THIS INSTRUMENT PREPARED BY:

NAME Thomas L. Foster, Attorney
 ADDRESS 1201 N. 19th St., B'ham, AL 35234

Send Tax Notice To:

Martha Ronnie Morton
72 Merivale Ln
B'ham, AL 35244

QUIT CLAIM DEED — Alabama Title Co., Inc.

STATE OF ALABAMA, JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Dollar and other good and valuable considerations and the exchange of property, as set out in Resolution 04-15-96 of the City of Helena on April 15th, 1996

in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned City of Helena by Charles W. Penhale, Mayor, according to the above recited Resolution hereby remises, releases, quit claims, grants, sells, and conveys to

Ronnie Morton and Jill Morton jointly for life with right of survivorship (hereinafter called Grantee), all their right, title, interest and claim in or to 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, limitations, if any, of record.

Subject to ad valorem taxes.

Inst # 1996-26549

08/15/1996-26549
 03:28 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 003 MCD 14.00

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 15 day of August 19 96

Witnesses:

CITY OF HELENA
 BY: Charles W. Penhale (SEAL)
 Charles W. Penhale, Mayor
 _____ (SEAL)
 _____ (SEAL)
 _____ (SEAL)

STATE OF Alabama
 COUNTY OF Shelby

I, the undersigned authority, a Notary Public

in and for said County, in said State, hereby certify that

Charles W. Penhale
 whose name 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 7th day of August 1996

Frances P. Pritchard
 Notary Public
 My Commission Expires
May 13, 1996

Commence at the southwest corner of SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 20, Range 3 West and run thence North 0.30 minutes west 98 feet to the center line of the north bound track of the L & N Railroad; thence turn an angle of 100 degrees 45 minutes to the right and run along said center line track 126 feet to the point of beginning; thence continue along the center line of said track for the next 8 lines, and from said beginning point, continue in the same direction 112 feet; thence turn an angle of 1 degree 30 minutes to the left and run 101 feet; thence turn an angle of 3 degrees 15 minutes to the left and run 102 feet; thence turn an angle of 3 degrees 45 minutes to the left and run 101 feet; thence turn an angle of 4 degrees 15 minutes to the left and run 100 feet; thence turn an angle of 4 degrees 15 minutes to the left and run 101 feet; thence turn an angle of 3 degrees 30 minutes to the left and run 105 feet; thence turn an angle of 2 degrees 15 minutes to the left and run 370 feet to a point in the center of said north bound track; thence turn an angle of 90 degrees to the left and run 130 feet to the south line of Buck Creek; thence along the south line of said creek with its meanderings for the next 16 lines and from said point on the south line of said creek turn an angle of 64 degrees 30 minutes to the left and run 121 feet; thence turn an angle of 90 degrees 30 minutes to the right and run 99.7 feet; thence turn an angle of 14 degrees 15 minutes to the right and run 109.8 feet; thence turn an angle of 4 degrees 30 minutes to the left and run 60.4 feet; thence turn an angle of 15 degrees to the right and run 25.7 feet; thence turn an angle of 7 degrees to the left and run 84.5 feet; thence turn an angle of 7 degrees 30 minutes to the left and run 87 feet; thence turn an angle of 10 degrees 45 minutes to the left and run 111 feet; thence turn an angle of 21 degrees 45 minutes to the left and run 74 feet; thence turn an angle of 57 degrees to the left and run 37 feet; thence turn an angle of 10 degrees 30 minutes to the left and run 74.3 feet; thence turn an angle of 9 degrees to the right and run 102.3 feet; thence turn an angle of 6 degrees 30 minutes to the right and run 37.3 feet; thence turn an angle of 14 degrees to the right and run 60 feet; thence turn an angle of 12 degrees 30 minutes to the right and run 34.8 feet; thence turn an angle of 3 degrees 30 minutes to the left and run 31.6 feet; thence turn an angle of 25 degrees 10 minutes to the left and run 235 feet to a point where formerly existed the north line of the L & N Railroad; thence turn an angle of 18 degrees to the left and run 87 feet to the

EXHIBIT "A Page 2 of 2"

point of beginning. There is EXCEPTED herefrom a 37 foot strip along the south line of the above described land, said 37 feet being the north half of the north bound track of the L & N Railroad right of way.

It is the intention to describe herein any other land owned by the grantors which lies between the south line of the Buck Creek as described herein and the south water line of said creek as the water line exists now or hereafter.

It is the further intention to describe herein all land owned by the grantors between the north line of L & N Railroad and the south line of the water line of Buck Creek as the same now or hereafter exists, whether correctly described herein or not.

Together with the right to said James F. Shackelford, his heirs and assigns to use water from said Buck Creek for any reasonable purpose, including industrial purposes.

There is also conveyed herein:

A 30 foot right of way described as follows: Begin at the southwest corner of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 15, Township 20 South, Range 3 West and run thence north 30 minutes west, 98.0 feet to point where the west line of said forty line intersects the center line of the north bound track of the L & N Railroad; thence turn an angle of 100 degrees 45 minutes to the right and run 126.0 feet; thence turn an angle of 90 degrees to the left and run 37.0 feet to point on the north right of way of the L & N Railroad for point of beginning; thence turn an angle of 90 degrees to the left and run 256.0 feet to the east right of way line of Malone & Acker Road; thence turn an angle of 90 degrees to the right and run 30.0 feet; thence turn an angle of 90 degrees to the right and run 256.0 feet; thence turn an angle of 90 degrees to the right and run 30.0 feet to the point of beginning; being situated in Shelby County, Alabama.

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