

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

Robert B. Huie
2104 Rocky Ridge Road
Birmingham, Alabama 35216

WARRANTY DEED
(Without Survivorship)

State of Alabama
County of Jefferson

Know All Men By These Presents:

That in consideration of Sixty thousand and No/100 (\$60,000.00) dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

William R. Morgan and wife Betty G. Morgan

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

H & H Construction Co. Inc.

(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; thence run northerly 329.90 feet along the Section line; thence left 90 deg. 02 min. 42 sec., 180.22 feet to the Point of Beginning; thence continue along the same course westerly 250.74 feet to the Easterly R.O.W. of Pelham Industrial Road (McCain Parkway); thence left 94 deg. 22 min. 54 sec., 217.10 feet along said R.O.W.; thence left 90 deg. 01 min 58 sec, 250.21 feet; thence left 90 deg 01 min 26 sec, 197.81 feet to the Point of Beginning, containing 1.19 acres more or less. Mineral and Mining rights excepted.

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 hand (s) and seal (s) this the

11 day of September 1996.

(seal)

(seal)

William R. Morgan (seal)

Betty G. Morgan (seal)

STATE OF ALABAMA
COUNTY OF JEFFERSON

GENERAL ACKNOWLEDGMENT

I, Robert B. Huie, a Notary Public in and for said County, in said State, hereby certify that William Morgan and Betty G. Morgan whose names are signed to the foregoing Deed, and who are known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, that they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 day of September 1996.

Inst. # 1996-30519
Notary Public

09/16/1996-30519
01:50 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 68.50

Inst # 1996-30519