

This instrument was prepared by:

Charles E. Morgan
P. O. Box 1700
Tuscaloosa, AL 35403

1996-36993

STATE OF ALABAMA)
)
SHELBY COUNTY)

WARRANTY DEED

Inst # 1996-36993

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ten and 0/100 dollars (\$10.00) and other good and valuable consideration, to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we **Charles E. Morgan**, a married man, **Daniel G. Morgan**, a married man, and **Nathaniel C. Morgan, Jr.**, a single man (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **James O. Lunceford** (herein referred to as GRANTEE), the following described real estate:

A parcel of land located in the NW¼ of the SE¼ of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NE corner of the SW¼ of Section 31, Township 19 South, Range 2 West; thence run in a Westerly direction along the Northern line of said 1/4 Section for a distance of 301.28 feet; thence turn an angle to the left of 51 deg. 49 min. 38 sec. and run in a Southwesterly direction for a distance of 524.90 feet; thence turn an angle to the right of 15 deg. 42 min. 53 sec. and run in a Southwesterly direction for a distance of 15.00 feet; thence turn an angle to the left of 102 deg. 10 min. 58 sec. and run in a Southeasterly direction for a distance of 195.60 feet; thence turn an angle to the right of 13 deg. 53 min. 06 sec. and run in a Southeasterly direction for a distance of 185.50 feet; thence turn an angle to the right of 03 deg. 06 min. 00 sec. and run in a Southeasterly direction for a distance of 201.40 feet; thence run an angle to the right of 03 deg. 14 min. 59 sec. and run in a Southeasterly direction for a distance of 584.70 feet to the point of beginning; from the point of beginning thus obtained, thence continue same Southeasterly direction for a distance of 309.49 feet to the Northwesterly right of way line of Alabama Highway No. 119; thence turn an angle to the left of 93 deg. 41 min. 50 sec. and run in a Northeasterly direction along said right of way for a distance of 175.96 feet; thence turn an angle to the left of 87 deg. 58 min. 14 sec. and run in a Northwesterly direction for a distance of 308.60 feet; thence turn an angle to the left of 91 deg. 53 min. 48 sec. and run in a Southwesterly direction for a distance of 166.94 feet to the point of beginning; being situated in Shelby County, Alabama.

This conveyance is hereby made subject to i) 1996 taxes, a lien but not yet past due, along with taxes for subsequent years; ii) easement to City of Pelham as shown by instrument recorded in Real 143, page 341; iii) declaration of easements, covenants, and restrictions dated 3/14/94 as set out in instrument #1994-8120 and filed as Instrument #1994-10053; and iv) other easements and reservations of records. A portion of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

GRANTORS warrant that the above described property does not constitute their homestead or the homestead of their spouses.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining, and any reversions, remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity, of the said GRANTORS in the above described property including the appurtenances.

TO HAVE AND TO HOLD, unto the said GRANTEE, its successors and assigns, forever.

11/07/1996-36993
09:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 WC3 189.50

And Grantors will warrant and forever defend the right and title to the above described property unto said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, we, the undersigned GRANTORS, have hereby executed this deed on the dates indicated below.

Charles E. Morgan
Charles E. Morgan
Daniel G. Morgan
Daniel G. Morgan
Nathaniel C. Morgan, Jr.
Nathaniel C. Morgan, Jr.

Inst # 1996-36993

STATE OF ALABAMA)
TUSCALOOSA COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that CHARLES E. MORGAN, a married man, 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 this date.

Given under my hand and official seal this the 1st day of October, 1996.

Jean Hansford
Notary Public in and for the
State of Alabama at Large

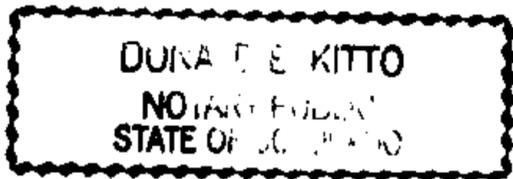
My Commission Expires: 6/6/99

STATE OF COLORADO)
DENVER COUNTY)

11/07/1996-36993
08:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 489.50

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that DANIEL G. MORGAN, a married man, 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 this date.

Given under my hand and official seal this the 16th day of October, 1996.



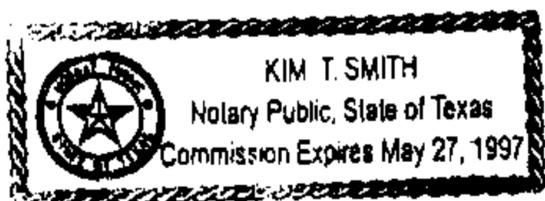
Donald E. Kitto
Notary Public in and for the
State of Colorado at Large

My Commission Expires: My Commission Expires Mar. 21, 1999

STATE OF TEXAS)
HARRIS COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that NATHANIEL C. MORGAN, JR., an unmarried man, 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 this date.

Given under my hand and official seal this the 4th day of October, 1996.



Kim T. Smith
Notary Public

My Commission Expires: MAY 27, 1997