

NO TITLE EXAMINATION GIVEN

THIS INSTRUMENT PREPARED BY:

J. Keith Windle, Esq.
Hand Arendall, L.L.C.
900 Park Place Tower
2001 Park Place North
Birmingham, AL 35203

SEND TAX NOTICE TO:

Shel-Ter Company, Inc.
Ruth A. Stephenson
Route 2, Box 18A, Highway 30 East
Jefferson, Iowa 50129

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: that in consideration of One Hundred Seventy Nine Thousand Dollars (\$179,000.00) and other good and valuable consideration to the undersigned grantor, in hand paid by SHEL-TER COMPANY, INC., an Iowa corporation (herein referred to as GRANTEE), the receipt whereof is acknowledged, the undersigned WILLIAM R. MORGAN, a married man (herein referred to as GRANTOR), does grant, bargain, sell and convey unto GRANTEE the following described real estate situated in Shelby County, Alabama, to wit:

Commence at the Southeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 24, Township 20 South, Range 3 West and go South 89 degrees 52 minutes 17 seconds West for 782.20 feet to the East boundary of Interstate Highway No. 65; thence North 06 degrees 51 minutes East along the said boundary for 19.81 feet to a concrete monument; thence North 04 degrees 51 minutes 05 seconds West along said boundary for 570 feet to a concrete monument; thence North 07 degrees 21 minutes 09 seconds East along said boundary for 149.40 feet to a concrete monument; thence North 02 degrees 57 minutes 07 seconds West along said boundary for 200.00 feet and the point of beginning; thence North 85 degrees 14 minutes 40 seconds East for 267.62 feet to a point on McCain Parkway, which is the Northeast corner of the Gary Nichols property; thence run in a Northerly direction along the West line of McCain Parkway to the center of 3 culverts and to the Southeast corner of the Charles O. and Joe L. Tidmore Property recorded in Real Volume 331, Page 621; thence run Westerly along the southerly line of said Tidmore property along the center of said 3 culverts to a point on Interstate Highway I-65; thence run in a southerly direction along the East right of way line of I-65 to the point of beginning being situated in Shelby County, Alabama.

K:\JKW\MORGAN\SHELTER.DED

04/15/1997-11565
1 08:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 30.00

Inst # 1997-11565

Subject to taxes for the year 1997 and subsequent years and all existing restrictions and limitations of record in the Office of the Judge of Probate of Shelby County, Alabama.

One Hundred Sixty Thousand Dollars (\$160,000.00) of the above-recited consideration was paid by delivery of a promissory note secured by a purchase money mortgage obtained simultaneously herewith from GRANTOR.

The property conveyed hereby does not constitute the homestead of the GRANTOR.

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

And the undersigned GRANTOR does covenant with the said GRANTEE, its successors and assigns, that said premises are free from all encumbrances, except as otherwise noted above.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9th day of April, 1997.

WITNESS:

William R. Morgan
WILLIAM R. MORGAN

STATE OF ALABAMA)

Shelby COUNTY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that William R. Morgan, whose name is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Warranty Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand this 14th day of April, 1997.

[SEAL]

K:\KWMORGAN\SHELTER.DED

Brenda L. Rucker

Notary Public

My commission expires: _____

Inst # 1997-11565

MY COMMISSION EXPIRES DATE: DEER 10, 1998

04/15/1997-11565
08:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 30.00