

This instrument was prepared by

Send Tax Notice To:

Holliman, Shockley & Kelly

Charles E. Cummings

Jo Anne Cummings

(Name) 2491 Pelham Parkway
Pelham, AL 35124(Name) 333 Thompson Chapel Road
138 Waxahatchee Road
Shelby, AL 35143
Jemison, AL 35085

(Address)

(Address)

WARRANTY DEEDSTATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-Five Thousand and no/100 Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

Diane Burrow Morgan a married woman

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

Charles E. Cummings and wife Jo Anne Cummings

(herein referred to as grantee, whether one or more), the following described real estate situated in
Shelby County, Alabama, to-wit:See Exhibit "A" attached hereto and made a part hereof as if set forth in full
herein for the complete legal description of the property being conveyed by
this instrument.09/09/1997-28906
08:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 36.00SUBJECT TO: (1) Taxes for the year 1997 and subsequent years; (2) Easements,
restrictions, reservations, rights-of-way, limitations, covenants and conditions
of record, if any; (3) Mineral and mining rights, if any.\$ 30,000.00 of the purchase price is being paid by the proceeds of a first
mortgage loan executed and recorded simultaneously herewith.

The property being conveyed herein does not constitute the homestead of the Grantor or her spouse.

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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 25th day of

August, 1997.

(Seal)

Diane Burrow Morgan (Seal)
Diane Burrow Morgan

(Seal)

Stephen B. Morgan (Seal)STATE OF ALABAMA
COUNTY OF SHELBY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County in said State, hereby
certify that Diane Burrow Morgan a married woman, whose name(s) 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,
her, executed the same voluntarily on the day the same bears date.
Given under my hand and official seal, this the 25th day of August, 1997.*James A. Williams*
Notary Public 3-12-2001

09/09/1997-28906

Exhibit "A"

{ State of Alabama }
{ Shelby County }

RE: MORGAN
Property @: 138 WAXAHACHIE ROAD

A parcel of land in the S.W.1/4 of the N.E.1/4 of Section 34, Township 24 North, Range 15 East, Shelby County, Alabama; described as follows:
Commence at the Southwest corner of said 1/4-1/4 section,
Thence run East 500 feet to the point of beginning:
Thence continue East 83 feet, more or less to the West boundary of the Adams Ferry Road,
Thence run North along said West boundary 150 feet,
Thence run West 83 feet,
Thence run South 150 feet to the point of beginning:

ALSO:

A parcel of land in the S.W.1/4 of the N.E.1/4 of Section 34, Township 24 North, Range 15 East, Shelby County, Alabama; described as follows:
Commence at a point where the Adams Ferry Road crosses the South line of said 1/4-1/4 section:
Thence run North 150 feet to the point of beginning:
Thence continue North 60 feet,
Thence run West 100 feet,
Thence run South 60 feet,
Thence run East 100 feet to the point of beginning.

I, Amos Cory, a Registered Land Surveyor, hereby state that all parts of this survey and drawing have been completed in accordance with the requirements of the Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama and that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found that the above described property is within a special flood hazard area. The 100 year flood elevation is estimated to be 402 feet. The finished (first) floor elevation of the residence is 404.5 feet, The finished (second) floor elevation of the residence is 412.8 feet.

According to my survey this 25TH day of August 1997.

Inst # 1997-28906

09/09/1997-28906

08:50 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 MCD 36.00