

THIS INSTRUMENT PREPARED BY:

James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:

Ronnie H. and Jill S. Morton

4922 Forehand Rd
Bk, AL 35242

Inst # 1997-30962

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Thirty-Seven Thousand Six Hundred Fifty and No/100 Dollars (\$37,6500.00), and other good and valuable consideration, paid to the undersigned grantor, Roy Martin, a married man ("Grantor"), by Ronnie H. Morton and Jill S. Morton ("Grantees"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the Grantees the following described real estate situated in Shelby County, Alabama (the "Premises"), to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Current taxes; (2) Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 135, Page 338, in Probate Office; (3) Riparian Rights, if any, in and to the use of Buck Creek; (4) Subject to flooding of Buck Creek, if any; (5) Encroachment of frame building into highway as shown on survey by Amos Cory, dated October 9, 1989.

This property does not constitute the homestead of the grantor herein.

TO HAVE AND TO HOLD to the Grantees, their heirs and assigns forever.

And Grantor does for himself, his heirs and assigns, covenant with Grantees, their heirs and assigns, that he is lawfully seized in fee simple of the Premises; that the Premises are free from all encumbrances, except as noted above; that Grantor has a good right to sell and convey the Premises as aforesaid; that Grantor will, and his heirs and assigns shall, warrant and defend the same to the Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 12 day of September, 1997.

WITNESS:




Roy Martin

Inst # 1997-30962

09/25/1997-30962
12:32 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 51.50

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy Martin, 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 on the day the same bears date.

Given under my hand and seal this 12th day of September, 1997.



Notary Public

My Commission Expires: 22 May 97

A parcel of land situated in Section 15, Township 20 South, Range 3 West, Shelby County, Alabama; described as follows:

Commence at the SW corner of said Section 15; thence run North along the West section line 3707.30 feet; thence turn right 108 deg. 58 min. 39 sec. and run Southeast 1250.25 feet to a point on the North bank of Buck Creek and the Point of Beginning; thence turn left 100 deg. 50 min. 53 sec. and run North 269.45 feet to the South side of a 20 foot paved alley; thence turn right 90 deg. 00 min. 00 sec. and run East along said alley 278.15 feet to a point on the West right of way of Alabama Highway No. 261; thence turn right 97 deg. 03 min. 04 sec. and run South along said right of way 317.68 feet to the North bank of Buck Creek; thence run West along the North side of said creek 243.50 feet, more or less to the point of beginning. . . .

All being situated in Shelby County, Alabama.

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Exhibit A