

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

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

William R. Morgan
1825 Birmingham Ave
HOOVER, AL 35226

WARRANTY DEED
(Without Survivorship)

State of Alabama
County of Shelby

Know All Men By These Presents:

That in consideration of Seventy-Five Thousand Dollars (\$75,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Rex A. Horton and wife Lynn F. Horton

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

William R. Morgan

(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; from this point of beginning continue North along said East Section line 330.00'; thence left 90 degrees, 180.24'; thence left 94 degrees 25'01", 197.68'; thence right 90 degrees, 250.00 to the right-of-way of Pelham Industrial Road; thence left 90 degrees, 100.00' to the South line of Section 24; thence left 83 degrees 37'18", 406.91' to the Point of Beginning. This parcel as described above contains 1.91 acres more or less.

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, *W.R.M.* have hereunto set *EW* hand (s) and seal (s) this the

10 day of *February* 19*98*

(seal)

Rex A. Horton (seal)

(seal)

Lynn F. Horton (seal)

(seal)

(seal)

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL ACKNOWLEDGMENT

I *Robert B. Huie*, a Notary Public in and for said County, in said State, hereby certify that Rex A. Horton and Lynn F. Horton whose name is signed to the foregoing warranty 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 *10* day of *February* 19*98*

Notary Public

Inst # 1998-04907

02/13/1998-04907
10:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 83.50

Inst # 1998-04907