

STATE OF ALABAMA
SHELBY COUNTY

)
)
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of **One Hundred Fifty Two Thousand & no/100 Dollars (\$152,000.00)** to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, **Robert E. Morse and Belva W. Morse**, husband and wife (herein referred to as "Grantors"), grant, bargain, sell and convey unto **Daryl E. O'Barr** (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama to wit:

See Exhibit A attached hereto and incorporated herein

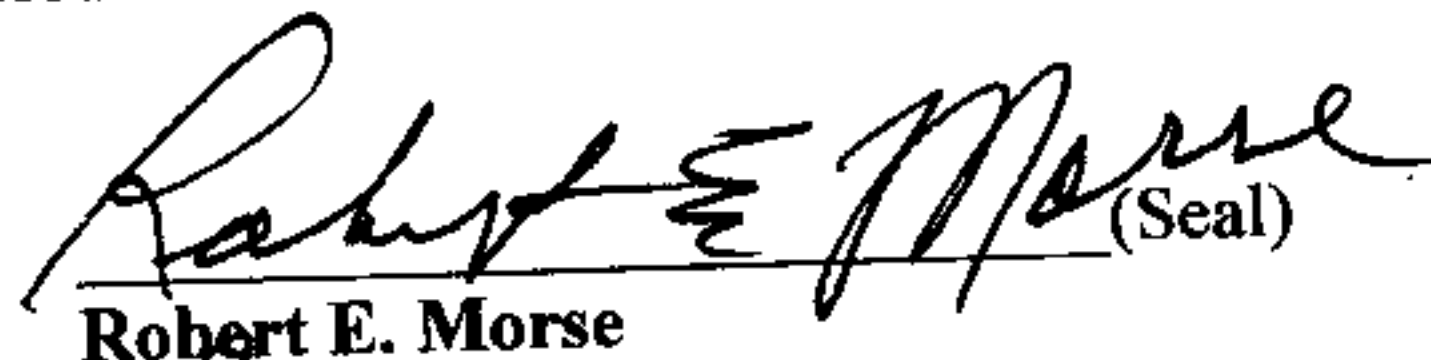
SUBJECT TO AND EXCEPT FOR:

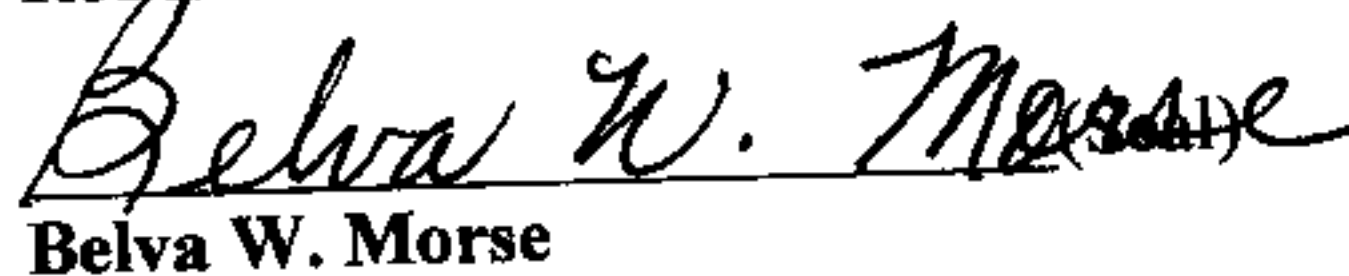
1. 1998 Ad Valorem Taxes.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto not owned by the Grantors.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, priveleges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Real Volume 178, Page 632.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, have hereunto set their hands and seals, this 27th day of March, 1998.


(Seal)
Robert E. Morse


Belva W. Morse

Inst # 1998-11265

03/31/1998-11265
09:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
008 NCD 13.50

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Robert E. Morse**, 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 the day the same bears date.

Given under my hand and official seal this 27 day of March, 1998.


Notary Public

2/2/2000
My Commission Expires

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Belva W. Morse** 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of March, 1998.


Notary Public

2/2/2000
My Commission Expires

THIS INSTRUMENT PREPARED BY:

James E. Vann, Esquire
Johnston & Conwell, L.L.C.
800 Shades Creek Parkway
Suite 325
Birmingham, AL 35209
(205) 414-1212

SEND TAX NOTICE TO:

Daryl E. O'Barr
7717 Hwy 55
Wilsonville, AL 35186

EXHIBIT A

PARCEL #I:

Lot 2, Morse Estates Subdivision, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 16, Page 51.

PARCEL #II:

A parcel of acreage lying in the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 4, and the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 5, both in Township 20 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows: Beginning at the Southeast corner of Lot 2, Morse Estates Subdivision, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 16, Page 51, and being marked by an existing old rebar being on the Northwest right of way line of Shelby County Highway No. 55, run in a Westerly direction along the South line of said Lot 2, for a distance of 1,005.58 feet to the Southwest corner of said Lot 2; thence turn an angle to the left of 90° and run in a Southerly direction for a distance of 235.0 feet to an existing iron rebar; thence turn a measured angle to the left of $75^{\circ} 47' 25''$ and run in a Southeasterly direction for a distance of 453.43 feet to an existing iron rebar; thence turn an angle to the left of $18^{\circ} 40' 33''$ and run in a Northeasterly direction for a distance of 146.72 feet to an existing crimp iron pin; thence turn a measured angle to the right of $2^{\circ} 03' 59''$ and run in an Easterly direction for a measured distance of 169.19 feet to an existing crimp iron pin; thence turn an angle to the right of $1^{\circ} 25' 11''$ and run in an Easterly direction for a distance of 123.66 feet to an existing crimp iron pin being on the West right of way line of Shelby County Highway No. 55; thence turn an angle to the left and run in a Northeasterly direction along said West right of way line of Shelby County Highway No. 55 for a distance of 349.60 feet, more or less, to the point of beginning.

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