

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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Attorneys at Law  
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SEND TAX NOTICE TO:

AJK CONSTRUCTION, INC.

Inst # 1998-28188  
07/24/1998-28188  
11:14 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 12.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

**Know All Men by These Presents:** That in consideration of TWENTY THOUSAND and 00/100 (\$20,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged; we, RONNIE MORTON and JILL MORTON, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto AJK CONSTRUCTION, INC., (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 27, ACCORDING TO THE SURVEY OF OLD TOWN HELENA, A SINGLE FAMILY SUBDIVISION, AS RECORDED IN MAP BOOK 22 PAGE 26 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

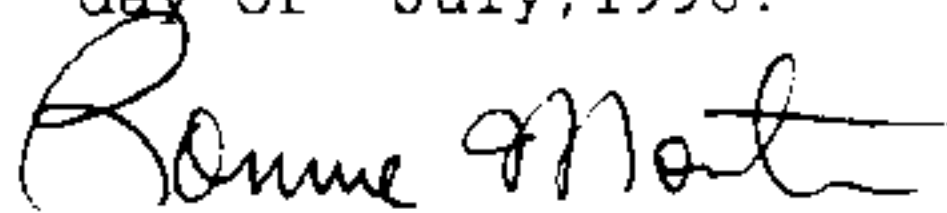
1. Taxes for the year beginning October 1, 1997 which constitutes a lien but are not yet due and payable until October 1, 1998.
2. Building setback line of 15 feet reserved from Lake Davidson Lane as shown by plat.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. No. 1997-9763 in Probate Office.
4. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 57 page 88 and Deed Book 146 page 304 and Deed Book 177 page 499 in Probate Office.
5. Right(s)-of-Way(s) granted to L & N Railroad by instrument(s) recorded in Deed Book 42 page 629 in Probate Office.
6. Easement(s) to AT&T as shown by instrument recorded in Real 184 page 22 in Probate Office.
7. Easement(s) to Town of Helena as shown by instrument recorded in Deed Book 187 page 390 and Deed Book 307 page 815 in Probate Office.
8. Restrictions, limitations and conditions as set out in Map Book 22 page 26.
9. Easement(s) to Town of Helena as shown by instrument(s) recorded in Deed Book 310 page 976 in Probate Office.

\$114,900.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, 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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, RONNIE MORTON and JILL MORTON, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 10th day of July, 1998.



RONNIE MORTON



JILL MORTON

STATE OF ALABAMA)  
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that RONNIE MORTON, JILL MORTON whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 10<sup>th</sup> day of July, 1998.



Notary Public

My commission expires: 06/27/2000

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