

PREPARED BY:  
DOUGLAS L. KEY, ATTORNEY  
POST OFFICE BOX 380345  
BIRMINGHAM, ALABAMA 35238  
(205) 987-2211

SEND TAX NOTICE TO:  
ROBERT D. McCLUNG  
138 Overland Road- Apt. 33  
Montevallo, Alabama 35115

**WARRANTY DEED**

**STATE OF ALABAMA)  
SHELBY COUNTY)**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TWENTY THOUSAND AND NO/100 DOLLARS (\$20,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged I, RONNIE MORTON, a married man, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto ROBERT D. McCLUNG, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 13, according to the Survey of Old Town Helena, as recorded in Map Book 22, Page 26, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

02/10/1999-05613  
9:19 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DLH 02 31.00

SUBJECT TO:

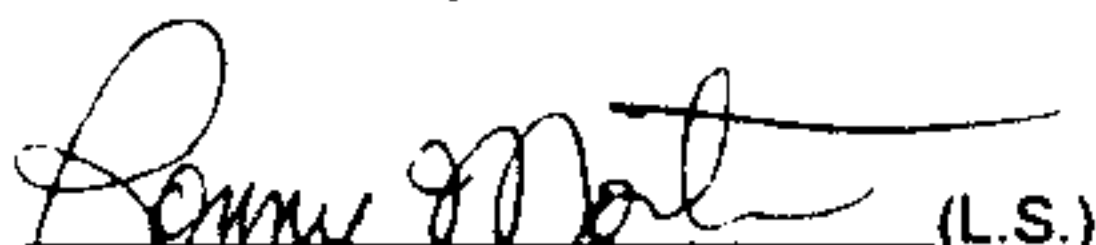
1. Taxes for the year 1999, which are a lien but not yet due and payable until October 1, 1999.
2. Restrictions, easements and building line as shown on recorded map.
3. Restrictions and covenant appearing of record in Inst. #1997-9763 and Inst. #1997-09763.
4. Right-of-way granted to American Telephone and Telegraph Company recorded in Real Volume 184, Page 22.
5. Right-of-way granted to the utilities board recorded in Volume 310, Page 976.
6. Right-of-way granted to Alabama Power Company recorded in Volume 57, Page 88, Volume 146, Page 304 and Volume 177, Page 499.
7. Right-of-way granted to Plantation Pipeline recorded in Volume 112, Page 296.
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
9. Easement granted to Plantation Pipeline as recorded in Volume 318, Page 687.
10. Right-of-way granted to the City of Pelham recorded in Volume 187, Page 390 and Volume 307, Page 815.

The hereinabove described property does not constitute a part of the homestead of the hereinabove named grantor and his spouse.

TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs and assigns forever.

And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal, this 2ND day of FEBRUARY, 1999.

  
RONNIE MORTON (L.S.)

INST # 1999-05613

**STATE OF ALABAMA)**

**SHELBY COUNTY)**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **RONNIE MORTON**, a married man, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2ND day of FEBRUARY, 1999.



Notary Public

My Commission Expires: 10/31/99

INST # 1999-05613

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SHELBY COUNTY JUDGE OF PROBATE  
002 DLH 31.00