

This instrument was prepared by

Thomas L. Kelly

(Name) Holliman, Shockley & Kelly

1610 4th Avenue North

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Form 1-1.6 Rev. 1-68

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS.

JEFFERSON COUNTY

That in consideration of Forty Eight Thousand and No/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

George B. Norton and wife, Levada Norton

(herein referred to as grantors) do grant, bargain, sell and convey unto

Ronald D. Morgan and Brenda S. Morgan

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated

in Shelby County, Alabama to-wit:

(SEE ATTACHED EXHIBIT "A")

Subject to:

1. Taxes for the year 1999.
2. Transmission line permit to Alabama Power Company in Deed Book 138, Page 380.
3. Less and except any part of subject property which lies within a roadway.
4. Coal, oil, gas and mineral and mining rights including release of damages.

Inst # 1999-25850

06/21/1999-25850
10:38 AM CERTIFIEDSHELBY COUNTY JUDGE OF PROBATE
JUL 1 1999

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, we have hereunto set our hand(s) and seal(s), this 16th day of June, 1999.

WITNESS:

(Seal)

George B. Norton (Seal)
George B. Norton

(Seal)

Levada Norton (Seal)
Levada Norton

(Seal)

STATE OF ALABAMA

General Acknowledgment

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George B. Norton and Levada Norton whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of June, A. D. 1999

Tommy Cumis
Notary Public.

EXHIBIT "A"

A part of the Southwest 1/4 of the Northeast 1/4 of Section 1, Township 21 South, Range 5 West, lying in Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the West 1/2 of the Northeast 1/4 of Section 1, Township 21 South, Range 5 West; thence run West along the South line of said 1/4-1/4 574.54 feet to the point of beginning; thence continue on the last described course 412.50 feet; thence turn 89 degrees 11 minutes 23 seconds right and run North 540 feet; thence turn 83 degrees 58 minutes 33 seconds right and run Northeasterly 414.75 feet; thence turn 98 degrees 01 minutes 27 seconds right and run south 589.46 feet to the point of beginning.

Together with a non-exclusive easement for ingress and egress as described in Instrument 1992-25364.

Inst # 1999-25850

06/21/1999-25850
10:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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