

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

THOMAS L. FOSTER, ATTORNEY
1201 NORTH 19TH STREET
BIRMINGHAM, AL 35204

Mr. Keith S. Gay
3001 Helena Circle
Bham, AL 35242

WARRANTY DEED (With Survivorship)

STATE OF ALABAMA)
JEFFERSON COUNTY)

That in consideration of ^{Three} --Twenty Thousand and 00/100--- (\$23,000.00) DOLLARS

to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I or we,

Ronnie Morton, a married man

(herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto Keith S. Gay and Shonna Gay, jointly for life with right of survivorship

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 12, according to the Survey of Old Town Helena, as recorded in Map Book 22, page 26, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

This property is not the homestead of the undersigned grantor.

TLF Rm
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29th day of June 1999.

Ronnie Morton (Seal)
Ronnie Morton

(Seal)

STATE OF ALABAMA)
JEFFERSON 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 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 29th day of June 1999.

[Signature]
Notary Public

Post # 1999-27835

07/02/1999-27835
10:59 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
31.50