

SEND TAX NOTICE TO:

(Name) Daniel O. Fitts and Angela M. Fitts

(Address) 306 Rolling Mill Street
Helena, Alabama 35080

This instrument was prepared by

(Name) Pelham Law Office

(Address) 3150 Hwy 52 West, Pelham, AL 35124

PM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Seventy Thousand 00/100*****(\$170,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged, we,

Martin A. Morris, Jr. and Jan K. Morris, Husband and Wife

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

Daniel O. Fitts and Angela M. Fitts, Husband and Wife

(herein referred to as GRANTEE(S)) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY

County, Alabama to 1999-48456

SEE ATTACHED EXHABIT "A"

12/01/1999-48456
09:26 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
003 CJ1 25.30

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$157,300.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Martin A. Morris, Jr. and Martin Azelle Morris, Jr. are one in the same person.

Jan K. Morris and Jan Katherine Morris are one in the same person.

TO HAVE AND TO HOLD unto the said GRANTEE(S) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 29th

day of November, 19 99.

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, B. Christopher Battles

hereby certify that Martin A. Morris, Jr.

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 29th day of November

A. D. 19 99

My commission expires: 2-25-2001

Notary Public

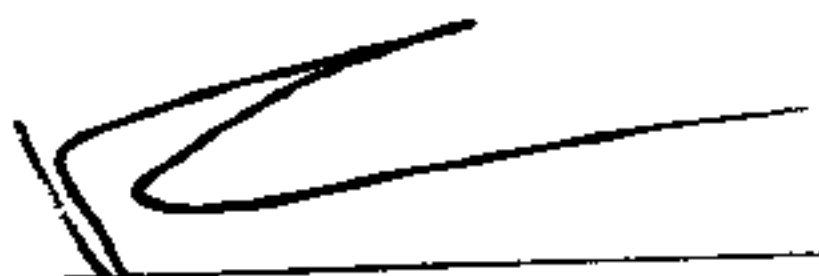
Commence at the SW corner of the SE 1/4 of SW 1/4 of Section 15 Township 20 South, Range 3 West; thence proceed in a Northerly direction along the West line of said 1/4 1/4 Section for a distance of 575.16 feet to a point; thence turn an angle of 81 deg. 34 min. to the right and proceed for a distance of 220.69 feet to a point; thence turn an angle of 33 deg. 22 min. to the left and proceed for a distance of 690.85 feet to a point being the point of beginning; thence turn an angle of 41 deg. 36 min. to the right and proceed for a distance of 379.00 feet to a point; thence turn an angle of 89 deg. 15 min. to the left and proceed for a distance of 144.07 feet to a point; thence turn an angle of 90 deg. 30 min. 25 sec. to the left and proceed for a distance of 371.74 feet to a point; thence turn an angle of 86 deg. 25 min. 35 sec. to the left and proceed for a distance of 144.84 feet to the point of beginning. Said parcel of land lying in the SW 1/4 of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama.

STATE OF ALABAMA)
 SHELBY COUNTY)

Acknowledgment For Power Of Attorney

I, the undersigned, a Notary Public in and for said State, hereby certify that
Martin A. Morris, Jr. whose name as Attorney in Fact for
Jan K. Morris is signed to the foregoing conveyance and who is
known to me, acknowledged before me this day that, being informed of the conveyance, he/she, in
his/her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on
the day the same bears date.

Given under my hand and official seal this 29th day of November,
1999



Notary Public

My commission expires: 2-25-2001

Inst # 1999-48456

12/01/1999-48456
09:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CJ1 26.50