

2 pages \$5.00
recording \$6.00

TOTAL \$11.00

Inst # 2000-21357

SEND TAX NOTICE TO:
BETTY S. BROOME
195 Highway 55
Wilsonville, AL 35186

06/27/2000-21357
09:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
FOR THE

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 2 day of June, 2000, by **CALEP NELSON MORRIS**, (hereinafter referred to as the "Grantor"), to **BETTY S. BROOME** (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on September 19, 1991, the real property described herein was conveyed by warranty deed which was recorded in the Office of the Judge of Probate of Shelby County, Alabama by **RANDALL R. MORRIS** and **DONNA R. MORRIS**, to Grantor; and

WHEREAS, the Grantor desires through this conveyance to transfer the real property described herein into the sole name of Grantee.

NOW, THEREFORE, in consideration of Fifty Thousand and 00/100 Dollars (\$50,000.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor hereby grants, bargains, sells and conveys unto the Grantee, **BETTY S. BROOME**, a single woman, his interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at an iron pin at the NW corner of the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 5, Township 21 South, Range 1 East, then run S 87° 30' East for 1157' to a point of beginning. Then continue S 87° 30' East for 242' to a point on the West R.O.W. of County Road #55. (80' R.O.W.) Then run S 6° 30' West along said R.O.W. for 180' to a point. Then run North 87° 30' West for 242' to a point. Then run North 6° 30' East for 180' to point of beginning.

Said lot contains 1 acre more or less and is located in the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 5, Township 21 South, Range 1 East, Shelby County, Alabama.

Subject to:

- (a) Taxes for 2000 and subsequent years. 2000 ad valorem taxes are a lien but not due and payable until October 1, 2000.
- (b) Any loss, claim, damage, or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.
- (c) Permit to Alabama Power Company recorded in Deed Book 113, Page 121 and Deed Book 118, Page 114.
- (d) Right of way to Shelby County recorded in Deed Book 147, page 444; Deed Book 147, Page 442 and Deed book 148, Page 364.

TOGETHER WITH all improvements thereon and appurtenances and thereto belonging or in anyway appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises (collectively the "Subject Property").

TO HAVE AND TO HOLD unto the said Grantee, and to her heirs, executors and assigns forever.

And said Grantor hereby covenants and agrees with said Grantee, her heirs, executors, administrators and assigns, that he will warrant and defend the Subject Property against the lawful claims (unless otherwise noted above) of all persons claiming by or through the Grantor, but not otherwise.

The above described property constitutes the homestead of the Grantor and his wife, LISA MORRIS. By signing this deed, LISA MORRIS consents to the conveyance of such homestead.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 9 day of June, 2000.

Calep Nelson Morris
CALEP NELSON MORRIS

Lisa Morris
LISA MORRIS (WIFE)

Jefferson STATE OF ALABAMA)
COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that CALEP NELSON, 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 the 9th day of June, 2000.

Paul S. Adams
Notary Public
My Commission Expires: 6/5/2001

Jefferson STATE OF ALABAMA)
COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that LISA MORRIS, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of June, 2000.

Paul S. Adams
Notary Public
My Commission Expires: 6/5/2001

THIS INSTRUMENT PREPARED (WITHOUT
THE BENEFIT OF A TITLE SEARCH) BY:

Nancy C. Hughes
Berkowitz, Lefkovits, Isom
& Kushner
1600 SouthTrust Tower
Birmingham, Alabama 35203

Inst # 2000-21357

206/27/2000-21357
09:36 AM CERTIFIED
SHELBY COUNTY CLERK OF PROBATE
002 HHS 12.00