

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

THOMAS L. FOSTER, ATTORNEY
1201 NORTH 19TH STREET
BIRMINGHAM, AL 35234

Mr. Neil Morton

77 Lake Davidson Road
Helena, AL 35020

WARRANTY DEED (Without Survivorship)

STATE OF ALABAMA)
JEFFERSON COUNTY)

(100000 value)
That in consideration of -- One Dollar and other good and valuable considerations 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

Neil Morton

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

SHELBY

Lot 3, according to the Survey of Pecan Grove, as recorded in Map Book 28, page 11, 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.

\$132,000.00 of the consideration recited above was paid from a mortgage loan executed simultaneously herewith.

This property is not the homestead of the undersigned grantor.

Inst # 2001-11068

03/26/2001-11068
01:58 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 031 12.00

TO HAVE AND TO HOLD to the grantee, his, her or their heirs and assigns forever. 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; they that 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 20th day of March, 2001.



Ronnie Morton

(Seal)

(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 20th day of March, 2001.


NOTARY PUBLIC