

This Instrument Was Prepared By:  
Christopher R. Smitherman, Attorney At Law  
Post Office Box 261  
Montevallo, Alabama 35115  
(205) 665-4357

Send Tax Notice:  
Jason E. Spinks  
1205 Ashville Road, Suite 200  
Montevallo, AL 35115

Inst # 2001-47425

STATE OF ALABAMA )  
 )  
SHELBY COUNTY ) **WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of **Fifty-Two Thousand Five Hundred and 00/100 Dollars (\$52,500.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **The Estate of the Estate of Woodrow Wilson Morgan, deceased, Probate Docket No. 39-073, in the Probate Office of Shelby County, Alabama**, hereinafter called "Grantor," does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **Jason E. Spinks, a married man**, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**PARCEL "A":**

**Beginning at the SE corner of the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 2, Township 24 North, Range 12 East, and run in a Northerly direction along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section for 112.30 feet to a point on the South right of way of Alabama Highway No. 25; thence 86 degrees 23 minutes 43 seconds left and run in a Westerly direction along said right of way for 66.83 feet to a concrete monument; thence 2 degrees 54 minutes 23 seconds right and continue along said right of way for 200.26 feet to a concrete monument; thence 3 degrees 01 minutes 27 seconds left and continue along said right of way for 66.75 feet to a point; thence 86 degrees 20 minutes 34 seconds left in a Southerly direction for 134.54 feet to a point on the South line of the aforesaid  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence 95 degrees 23 minutes left in a Easterly direction along said  $\frac{1}{4}$ - $\frac{1}{4}$  Section line for 348.77 feet to the point of beginning.**

**PARCEL "B":**

**Commence at the SE corner of the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 2, Township 24 North, Range 12 East, and run in a Westerly direction along the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section for 348.77 feet to the pont of beginning; thence continue along the last stated course for 114.60 feet to a point; thence 90 degrees 03 minutes to the right in a Northerly direction for 138.15 feet to a point on the Southerly right of way line of Alabama Highway No. 25; thence 91 degrees 50 minutes 24 seconds to the right in an Easterly direction along said right of way line for 127.17 feet to a point; thence 93 degrees 29 minutes 36 seconds to the right and run in a Southerly direction for 134.54 feet to the point of beginning.**

**According to survey of Robert O. Blain, RLS #9789, dated June 26, 2000.**

*W.W.M.*  
**Note: Woodrow Wilson Morgan a/k/a W. W. Morgan, was the surviving grantee in those certain deeds recorded in Deed Book 240, Page 7, and Deed Book 257, Page 767, in the Probate Office of Shelby County, Alabama; the other grantee, Margaret Helen Murray Morgan a/k/a Margaret H. Morgan, having predeceased him on the June, 1995.**  
*W.M.*  
**or about**

**TO HAVE AND TO HOLD** to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantee

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SHELBY COUNTY JUDGE OF PROBATE  
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and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 30<sup>th</sup> day of October, 2001 at 831 Island Street, Montevallo, Alabama 35115.

GRANTORS

Jerry Wayne Morgan (L.S.)  
Jerry Wayne Morgan, as Co-Personal  
Representative of the Estate Woodrow  
Wilson Morgan, deceased, Probate  
Docket No.39-073, in the Probate Office  
of Shelby County, Alabama

Agnes Fay Niven (L.S.)  
Agnes Fay Niven, as Co-Personal  
Representative of the Estate Woodrow  
Wilson Morgan, deceased, Probate  
Docket No.39-073, in the Probate Office  
of Shelby County, Alabama

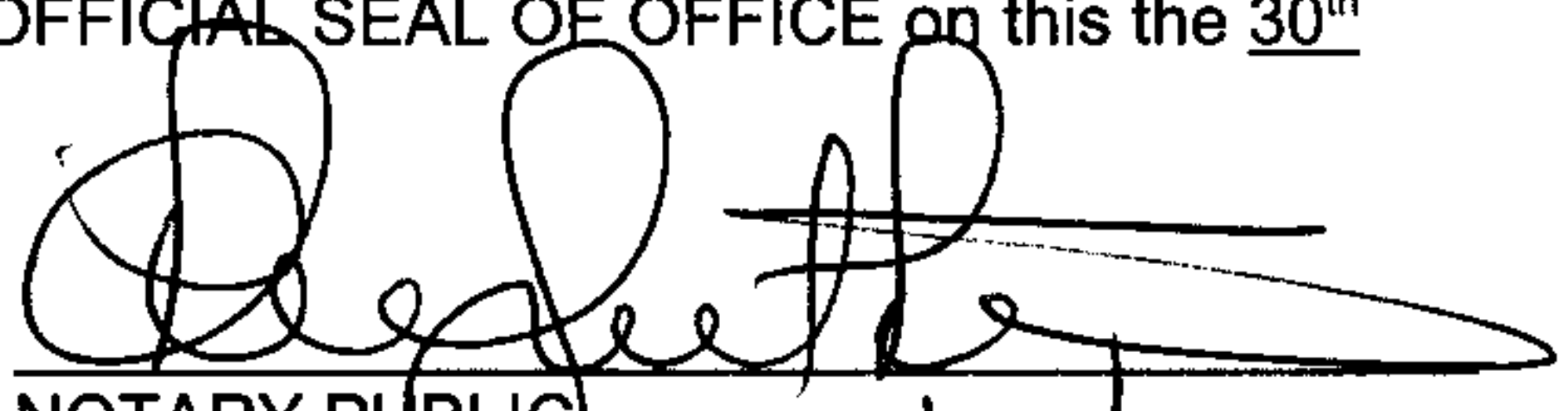
STATE OF ALABAMA )

) **ACKNOWLEDGMENT**

SHELBY COUNTY )

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Jerry Wayne Morgan, as Co-Personal Representative of the Estate Woodrow Wilson Morgan, deceased, Probate Docket No. 39-073, Shelby County, Alabama is signed in 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 as such officer and with full authority executed the same voluntarily for and as the act of said estate.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 30<sup>th</sup> day of October, 2001.

  
NOTARY PUBLIC  
My Commission Expires: 5/13/04

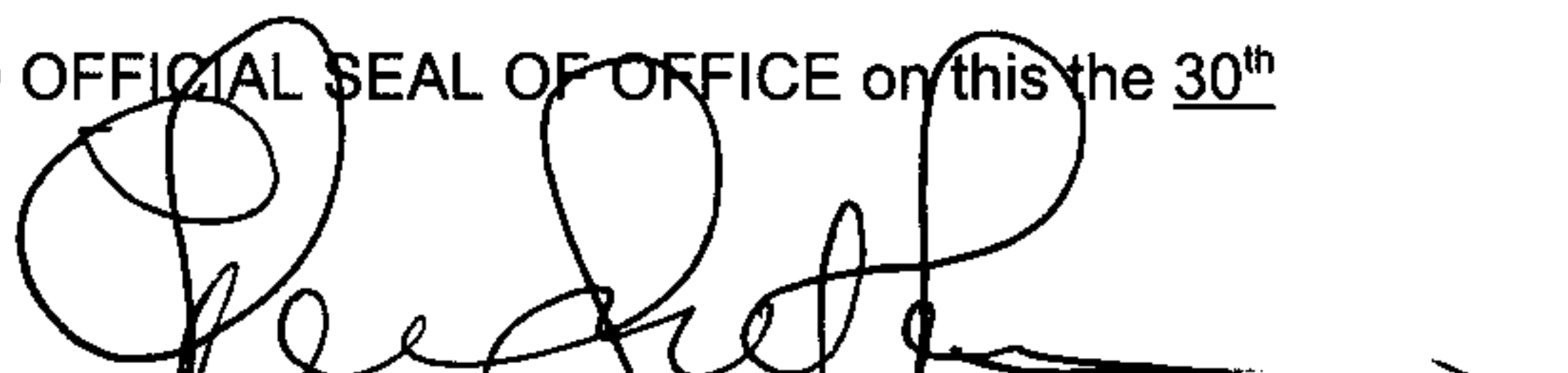
STATE OF ALABAMA )

) **ACKNOWLEDGMENT**

SHELBY COUNTY )

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Agnes Fay Niven, as Co-Personal Representative of the Estate Woodrow Wilson Morgan, deceased, Probate Docket No. 39-073, Shelby County, Alabama is signed in 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 as such officer and with full authority executed the same voluntarily for and as the act of said estate.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 30<sup>th</sup> day of October, 2001.

  
NOTARY PUBLIC  
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