

This instrument was prepared by:

William R. Justice
P.O. Box 1144, Columbiana, Alabama 35051

Grantee's address:
3870 Highway 30
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-seven Thousand Eight Hundred Seventy-five and no/100 DOLLARS (\$37,875.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Luis Pratt Moragues, unmarried (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Terry Gallups (herein referred to as GRANTEE, whether one or more) the following described real estate situated in SHELBY County, Alabama to-wit:

Parcel 1

A parcel of land situated in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Commence at the SE corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10, Township 21 South, Range 1 East, Shelby County, Alabama; thence run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 548.50 feet; thence turn an angle of 89 deg. 22 min. 37 sec. to the left and run a distance of 555.91 feet; thence turn an angle of 90 deg. 37 min. 23 sec. to the left and run a distance of 548.41 feet; thence turn an angle of 89 deg. 22 min. 06 sec. to the left and run a distance of 555.91 feet to the point of beginning; situated in Shelby County, Alabama. Also, an easement for ingress and egress to and from the above described land in favor of the grantees herein, their heirs, successors and assigns forever over and across the North 60 feet of the South 65 feet of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 10, Township 21 South, Range 1 East, being the same easement acquired by the grantor herein by that certain Deed from Louise Moore Cole and husband, William Cole, dated September 29th 1977, and recorded in Deed Book 308 page 132 in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel 2

Commence at the SE corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10, Township 21 South, Range 1 East, Shelby County, Alabama; thence run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 555.91 feet to the point of beginning; thence continue West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 238.24 feet; thence turn an angle of 89 deg. 22 min. 06 sec. to the right and run a distance of 548.37 feet; thence turn an angle of 90 deg. 37 min. 23 sec. to the right and run a distance of 238.24 feet; thence turn an angle of 89 deg. 22 min. 37 sec. to the right and run a distance of 548.41 feet to the point of beginning; situated in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10, Township 21 South, Range 1 East, Shelby County, Alabama, subject to the following described 60 foot easement across the southern portion of the above described real estate: North 60 feet of the South 65 feet of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10, Township 21 South, Range 1 East, Shelby County, Alabama.

WBS/Louis Moragues

Subject to:

1. Transmission Line Permits to Alabama Power Company as shown by instruments recorded in Deed Book 121 page 24 and Deed Book 236 page 180 in the Probate Office of Shelby County, Alabama.
2. Right of Way granted to South Central Bell by instrument recorded in Deed Book 324 page 587 in the Probate Office of Shelby County, Alabama.
3. Rights of others to use of easement described above.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 15th day of July, 2002.


Luis Pratt Moragues

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Luis Pratt Moragues, unmarried, 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 15th day of July, 2002.


Notary Public