

SEND TAX NOTICE TO:

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

(Name) Christopher W. Morgan

(Address) _____



2003021000000430 Pg 1/1 16.00
Shelby Cnty Judge of Probate, AL
02/10/2003 11:56:00 FILED/CERTIFIED

This instrument was prepared by: Mike T. Atchison, Attorney
P.O. Box 822
Columbiana, Alabama 35051

Form 1-1-27 Rev. 4/99

WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas

STATE OF ALABAMA
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we ,
Sanford Morgand and wife, Ruth Morgan

(herein referred to as grantor, whether one or more), bargain, sell and convey unto
Christopher W. Morgan

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

Commence at the NW corner of the SW 1/4 of the NE 1/4 of Section 21, Township 19 South, Range 1 East; thence run North 90 degrees 00 minutes 00 seconds East for 419.82 feet; thence run South 00 degrees 58 minutes 58 seconds East for 1034.62 feet to a point on the Northerly right of way line of Highway No. 51; thence run North 37 degrees 47 minutes 58 seconds East for 327.20 feet to a found rebar; thence run North 37 degrees 01 minutes 12 seconds East along said right of way for 304.76 feet to a found 1/2-inch rebar and the point of beginning; thence run North 36 degrees 51 minutes 42 seconds East along said right of way line for 236.47 feet to a found rebar; thence run North 52 degrees 45 minutes 23 seconds West for 109.99 feet to a found rebar; thence run South 89 degrees 10 minutes 16 seconds West for 263.67 feet to a set 1/2-inch rebar; thence run South 39 degrees 43 minutes 28 seconds East for 327.58 feet to the point of beginning. Situated in Shelby County, Alabama.

According to survey of Steven M. Allen, RLS #12944, dated February 7, 2003.

Subject to taxes for 2003 and subsequent years, easements, restrictions, right of way, and permits of record.

TO HAVE AND TO HOLD to the said 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 GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 7th day of February, 2003.

(Seal)

Sanford E. Morgan (Seal)
Sanford Morgan

(Seal)

(Seal)

(Seal)

Ruth Morgan (Seal)
Ruth Morgan

STATE OF ALABAMA
SHELBY

COUNTY }

General Acknowledgement

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said County, in said State, hereby certify that Sanford Morgan and wife, Ruth Morgtan whose name s 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 7th day of February A. D. 20 03.

Denny Rich

MY COMMISSION EXPIRES OCT. 2, 2005

Notary Public.