

20040323000147240 Pg 1/2 22.00
Shelby Cnty Judge of Probate, AL
03/23/2004 11:23:00 FILED/CERTIFIED

This instrument was prepared by: CONWILL & JUSTICE
P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Thousand and no/100-----Dollars and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Tommy Morrell**, unmarried (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Hewitt L. Conwill** (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 NE 1/4 of the SE 1/4, Section 3, Township 20 South, Range 2 East; thence run South along the West line of said 1/4 - 1/4 Section a distance of 535 feet, to the SW corner of the Christine Givens lot in Deed Book 278, Page 704, and the point of beginning; thence turn an angle to the left of 91 deg. 52 min. run East a distance of 897.20 feet to the West right-of-way line of Chancellor's Ferry Road; thence run South 28 deg. 17 min. East and run along the said West line of Chancellor's Ferry Road a distance of 454.14 feet, said point being the center line of a drainage ditch; thence run South 69 deg. 13 min. West a distance of 1,218.61 feet to the SW corner of the said NE 1/4 of SE 1/4; thence run North 1 deg. 57 min. a distance of 803.65 feet to the point of beginning. Said property containing 14.65 acres.
Said property being a surveyed description of the same property conveyed to Clara Kelley by deed dated September 21, 1988, and recorded in Real Book 205, Page 531, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT 1 acre previously conveyed by Instrument 1998-27774; and

LESS AND EXCEPT .75 acre previously conveyed by Instrument 2000-24022;

ALSO, LESS AND EXCEPT 1.81 acres previously conveyed by Instrument 2001-52152.

The Grantor herein is the sole heir at law and next of kin of Leo W. Morrell, deceased.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.
And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I

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have a good right to sell and convey the same as aforesaid; that I will, and my heirs,
executors and administrators shall warrant and defend the same to the said grantee, his,
her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal
this 22nd day of March, 2004.

Tommy Morrell (Seal)
Tommy Morrell

STATE OF ALABAMA)

)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said
State, hereby certify that Tommy Morrell, 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 22nd day of March,
2004.

Eva D. Mooney
Notary Public