

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:
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Send Tax Notice To:
Ronald D. and Brenda S. Morgan
P. O. Box 418
Cropwell, AL 35054

WARRANTY DEED

\$10,000

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:


20050211000069760 Pg 1/1 21.00
Shelby Cnty Judge of Probate, AL
02/11/2005 13:35:00 FILED/CERTIFIED

That in consideration of TEN 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 or we,

RONALD D. MORGAN, A MARRIED MAN

(herein referred to as Grantor, whether one or more), grants, bargains, sells and conveys unto

RONALD D. MORGAN AND BRENDA S. MORGAN, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE MORGAN LIVING TRUST, DATED NOVEMBER 16, 2004 AND ANY AMENDMENTS THERETO

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

A part of the Southwest ¼ of the Northeast ¼ of Section 1, Township 21 South, Range 5 West, lying in Shelby County, Alabama, being more particularly described as follows: Commence at the Southeast corner of the West ½ of the Northeast ¼ of Section 1, Township 21 South, Range 5 West; thence run West along the South line of said ¼-¼ 574.54 feet to the point of beginning; thence continue on the last described course 412.50 feet; thence turn 89 degrees 11 minutes 23 seconds right and run North 540 feet; thence turn 83 degrees 58 minutes 33 seconds right and run Northeasterly 414.75 feet; thence turn 98 degrees 01 minutest 27 seconds right and run South 589.46 feet to the point of beginning. Together with a non-exclusive easement for ingress and egress as described in Instrument 1992-25364. Subject to taxes, restrictions, rights-of-way, exceptions, conditions and easements of record.

The above-described property does not constitute the homestead of the Grantor or the Grantor's Spouse.

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

THE GRANTOR herein grants full power and authority by this deed to the Trustee(s), and either of them, and all successor trustee(s) to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustee(s) (or successor trustee(s)) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, her or their successors 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 GRANTEE, his, her or their successors and assigns forever, against the lawful claims of all persons.

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

STATE OF ALABAMA)

JEFFERSON COUNTY)

GENERAL ACKNOWLEDGEMENT:

I, Jennifer Q. Griffin, a Notary Public in and for said County, in said State, hereby certify that Ronald D. Morgan, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 22 day of November, 2004.

Notary Public

My Commission Expires:

10/8/2006

