20050616000295560 1/1 \$81.00 Shelby Cnty Judge of Probate, AL 06/16/2005 10:10:27AM FILED/CERT

This instrument was prepared by: HARRY W. GAMBLE 105 Owens Parkway, Suite B Birmingham, Alabama 35244

Send tax notice to: 213 Rolling Mill Street Helena, Alabama 35080

STATE OF ALABAMA **COUNTY OF SHELBY**

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS (\$120,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, RONNIE MORTON, A MARRIED MAN (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto RODNEY GILES (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Survey of Mullins Second East Side Addition to Helena, as recorded in Map Book 4, Page 26, in the Probate Office of Shelby County, Alabama.

Subject to:

Taxes or assessments for the year 2005 and subsequent years not yet due and payable; (2) Mineral and mining rights now owned by the Grantor (3) All easements, restrictions, covenants, and rights of way of record.

THIS IS NOT THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

To Have And To Hold to the said grantee, his, her or their heirs and assigns forever.

\$50,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are fee from encumbrances, unless otherwise stated 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 heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this day of May, 2005.

(SEAL) Ronnie Morton

STATE OF ALABAMA COUNTY OF SHELBY Shelby County, AL 06/16/2005 State of Alabama

Deed Tax: \$70.00

I, HARRY W. GAMBLE, a Notary Public in said and for said County, in said State, hereby certify that RONNIE MORTON 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this Xday of May, 2005.

Notary Fublic

My Commission Expires:

(SEAL)