

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Teresa T. Escobedo
3677 Blue Springs Rd.
Wilsonville, AL 35186



20070607000265200 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
06/07/2007 09:02:30AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Two Hundred Forty Seven Thousand Five Hundred dollars and Zero cents (\$247,500.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, James Allen Morrison and wife, Ramona J. Morrison, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Teresa T. Escobedo-Smith (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO TAXES FOR 2007 AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, AND PERMITS OF RECORD.

\$247,500.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

\$ 0.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A SECOND MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

THIS PROPERTY CONSTITUTES NO PART OF THE GRANTOR, OR OF HIS/HER/THEIR SP OUSE(S).

TO HAVE AND 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 person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 29th day of May, 2007.

(SEAL)

James Allen Morrison (SEAL)

(SEAL)

Ramona J. Morrison (SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

}

General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that James Allen Morrison and wife, Ramona J. Morrison whose names 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 29th day of May, 2007

Notary Public

My Commission Expires: 10/16/08

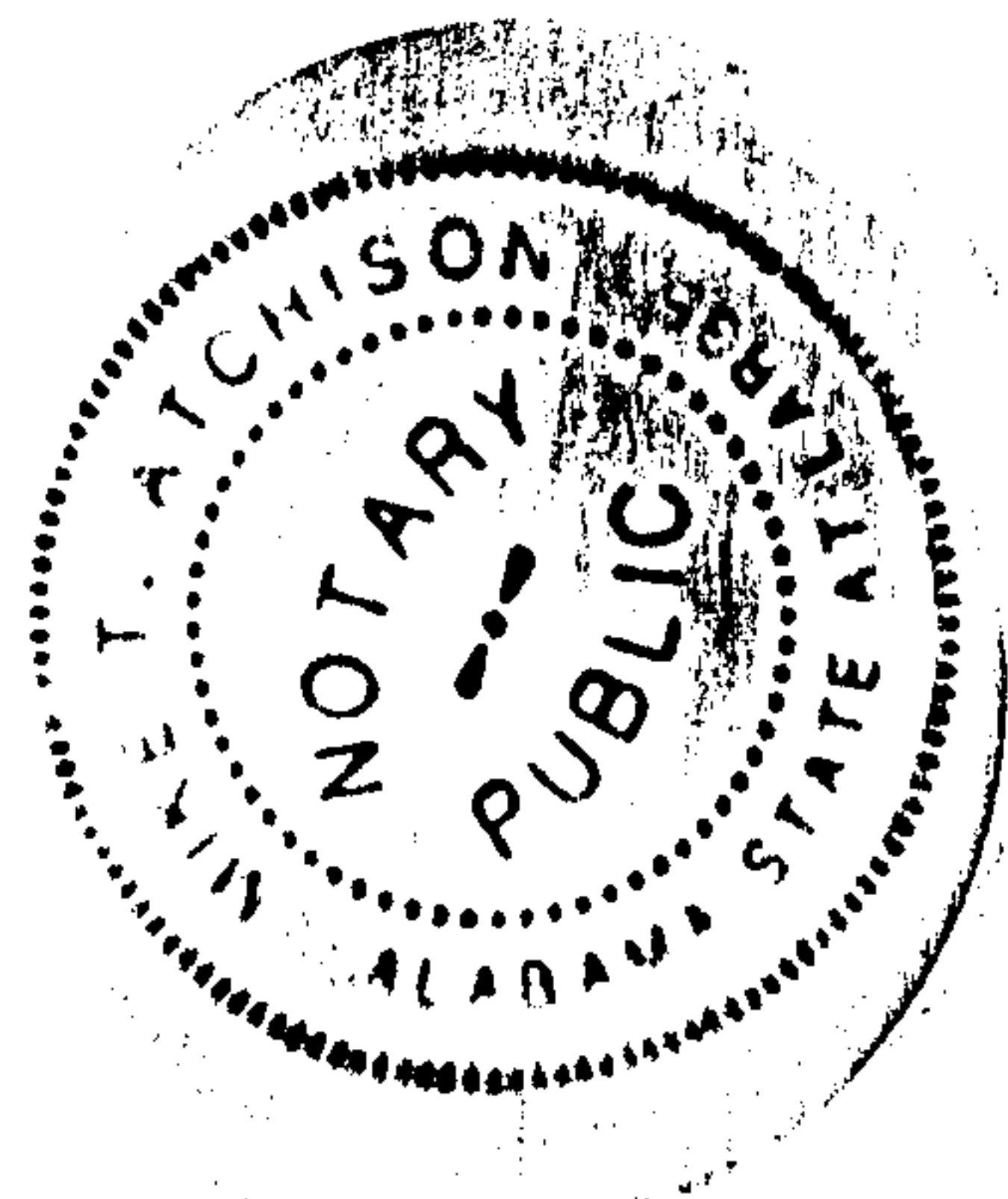


EXHIBIT A


20070607000265200 2/2 \$15.00
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PARCEL A:

A parcel of land situated in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Commence at the Northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section and run thence North 89 degrees 00 minutes 00 seconds East (assumed) along the North line thereof for 665.47 feet to the Northeast corner of the West $\frac{1}{2}$ of said $\frac{1}{4}$ - $\frac{1}{4}$ section, said corner marked by a #6 rebar found; thence run South 01 degree 06 minutes 37 seconds East for 210.50 feet to a #6 rebar found; thence run South 89 degrees 00 minutes 00 seconds West for 20.0 feet to an iron pin with cap found on the West line of a 20 foot easement to Lewis W. and Jeanie Mae Johnson,; thence run South 01 degree 06 minutes 37 seconds east along said easement line for 85.00 feet to an iron pin set and the point of beginning of the property herein described; thence continue South 01 degree 06 minutes 37 seconds East for 488.11 feet to a railroad spike found in driveway pavement on the northeasterly right of way line of Shelby County Highway No. 48; thence run North 51 degrees 46 minutes 57 seconds West along said right of way line for 170.26 feet to a point; thence run North 49 degrees 04 minutes 03 seconds West along said right of way for 105.43 feet to a #5 rebar found; thence North 01 degree 06 minutes 37 seconds West for 395.00 feet to an iron pin with cap found; thence run North 89 degrees 00 minutes 00 seconds East for 110.00 feet to a #6 rebar found; thence run South 01 degree 06 minutes 37 seconds East for 85.00 feet to an iron pin set; thence run North 89 degrees 00 minutes 00 seconds East for 100.00 feet to the point of beginning.

According to the survey of W. G. Fluker, Lic. No. 9487, dated August 2, 2006.