

\$46,200.00 JF

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:


Stephen P. Leara, Esquire  
Wallace, Jordan, Ratliff & Brandt, L.L.C.  
800 Shades Creek Parkway, Suite 400  
Birmingham, Alabama 35209

Lenn Waters Morris  
P.O. Box 361704  
Hoover, Alabama 35236

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**GENERAL WARRANTY DEED**

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20090323000106230 1/3 \$63.50  
Shelby Cnty Judge of Probate, AL  
03/23/2009 11:23:44AM FILED/CERT

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                 )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Robert M. Grills, a married man (herein referred to as Grantor) do GRANT, BARGAIN, SELL and CONVEY unto Lenn Waters Morris (herein referred to as Grantee) in fee simple, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the East One-Half of Section 27, Township 18 South, Range 1 East, Huntsville Principal Meridian, Shelby County, Alabama, and being more particularly described as follows:

Commence at a four inch angle iron presently marking the Northeast corner of said Section 27; thence South 0 degrees 06 minutes 27 seconds East, along and with the East line of said Section 27, 400.00 feet to a 5/8 inch rebar; thence South 44 degrees 53 minutes 33 seconds West, leaving said East line, 441.24 feet to a 5/8 inch rebar; thence South 0 degrees 06 minutes 27 seconds East 785.35 feet to a 5/8 inch rebar and the point of beginning; thence South 51 degrees 34 minutes 12 seconds West 613.70 feet to a 1/2 inch rebar; thence South 60 degrees 20 minutes 07 seconds West 648.41 feet to a 1/2 inch rebar; thence North 0 degrees 06 minutes 27 seconds West 708.94 feet to a 5/8 inch rebar; thence South 89 degrees 37 minutes 25 seconds East, along and with the South line of said Morris parcel, 1045.71 feet to the point of beginning.

Also:

Road Number One:

A 60 foot wide, non-exclusive easement for ingress and egress and utilities lying 30 feet either side of the centerline of an existing woods road across the North 1/2 of said Section 27.

Road Number Two:

A sixty (60) foot wide road right of way being thirty (30) feet on each side of the following described centerline, and being located in the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 23, Township 18 South, Range 1 East, Shelby County, Alabama.

Beginning at a point in the West boundary of Section 23, said point being North 02 degrees, 05 minutes East 402 feet from the Southwest corner of said Section 23 and in the middle of an existing woods road; thence along the center of said woods road by the following bearings and distances; North 53 degrees, 50 minutes East 215.5 feet; North 46 degrees, 20 minutes East 200.0 feet; North 17 degrees 20 East 160.0 feet and North 62 degrees, 20 minutes East 313.5 feet, to the intersection of two existing woods roads; thence along the center of the woods road going in a Southeasterly direction by the following bearings and distances; South 55 degrees, 00 minutes East 301.9 feet; South 82 degrees, 09 minutes, East 235.0 feet; South 86 degrees, 09 minutes, East 60.0 feet to the West margin of Twin Pines Road, and the end of the centerline of said right of way.

Together with rights obtained under that certain Easement for Ingress and Egress and public utilities which constitutes an interest in real estate as set out in Instrument #1992-10391.

Situated in Shelby County, Alabama.

This conveyance is subject to liens, easements, and restrictions of record, and ad valorem taxes for 2009 and subsequent years, which are not yet due and payable.

**The above property does not constitute any part of the homestead of the Grantor or his spouse.**

TO HAVE AND TO HOLD in fee simple unto the said Grantee and his assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that am are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I 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 heirs and assigns forever, against the lawful claims of all persons.



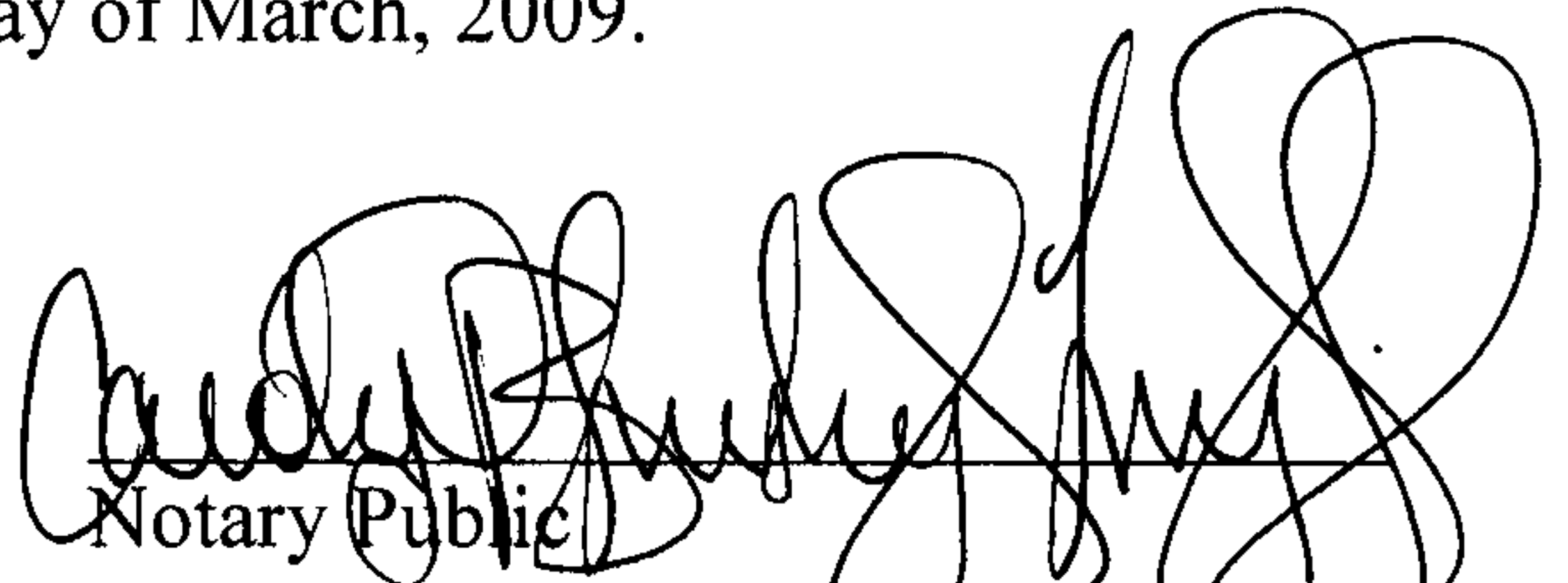
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20th day of March,  
2009.

  
Robert M. Grills

STATE OF ALABAMA                    )  
COUNTY OF JEFFERSON            )

I, the undersigned, a Notary Public, in and for said county, in said State, hereby certify that Robert M. Grills, 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 20th day of March, 2009.

  
Notary Public  
My commission expires  
**CAROLYN BURSLEY TOMPKINS**  
**Notary Public, State of Alabama**  
**Alabama State At Large**  
**My Commission Expires**  
**April 01, 2012**

Shelby County, AL 03/23/2009  
State of Alabama

Deed Tax: \$46.50