

This instrument was prepared by:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Mr. and Mrs. Ronald Lee Morton, Jr.
5109 Terra Cotta Drive
Raleigh, NC 27613

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SIX HUNDRED FIFTY THOUSAND AND NO/00 DOLLARS-----(\$650,000.00)** to the undersigned grantor, **JEAN L. RASCO, a married woman, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **RONALD LEE MORTON, JR. and CHERYL LYNNE MORTON, (herein referred to as grantee, whether one or more),** the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2013 property taxes, existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record, including the rights to the access easement and the obligations in the Road Maintenance Agreement recorded as Instrument #20030806000510150 and as corrected in Instrument #20031219000816300.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR HER RESPECTIVE SPOUSE.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 31st day of December, 2012.

Jean L. Rasco
Jean L. Rasco

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Jean L. Rasco, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of December, 2012.

William R. Justice
Notary Public

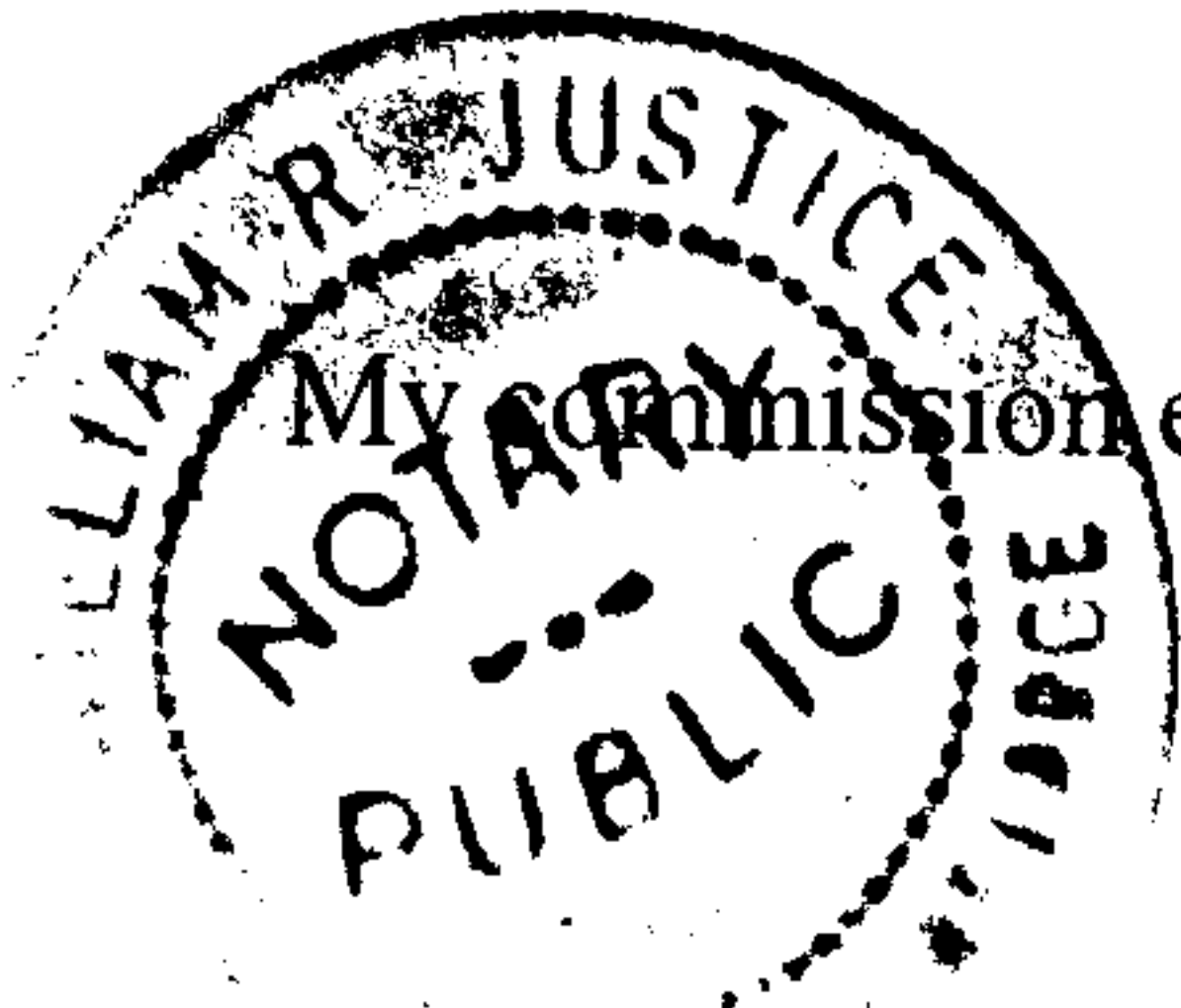


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 2

Commence at the NW Corner of Section 26, Township 21 South, Range 1 East, Shelby County, Alabama; thence S00°01'53"E, a distance of 334.08'; thence S89°43'53"E, a distance of to the beginning of a curve to the left, having a radius of 25.00, a central angle of 66°25'13", and subtended by a chord which bears S56°37'14"E, and a chord distance of 27.39'; thence along the arc of said curve, a distance of 28.98'; thence S89°44'10"E, a distance of 110.11' to the beginning of a curve to the right, having a radius of 345.89, a central angle of 15°28'37", and subtended by a chord which bears S49°33'56"E, and a chord distance of 93.15'; thence along the arc of said curve, a distance of 93.43' to the POINT OF BEGINNING, said point being the beginning of a compound curve to the right, having a radius of 345.89, a central angle of 07°43'37", and subtended by a chord which bears S37°57'49"E, and a chord distance of 46.61'; thence along the arc of said curve, a distance of 46.65'; thence S33°57'10"E, a distance of 135.00'; thence S63°01'55"E, a distance of 519.24' to the approximate bank of Lay Lake, (all further calls will be along lake until otherwise noted); thence S10°22'55"W, a distance of 30.06'; thence S68°02'13"W, a distance of 26.48'; thence S65°51'05"W, a distance of 128.78'; thence S37°36'35"W, a distance of 24.08'; thence S26°34'57"W, a distance of 84.30'; thence S23°33'57"W, a distance of 32.16'; thence S53°38'30"W, a distance of 36.00'; thence S71°24'31"W, a distance of 24.12'; thence S79°47'09"W, a distance of 66.34'; thence S86°02'00"W, a distance of 29.48'; thence N74°02'04"W, a distance of 32.67'; thence N52°01'42"W, a distance of 29.88'; thence N17°27'45"E, a distance of 14.66'; thence N21°47'19"W, a distance of 163.92'; thence N35°34'29"W, a distance of 102.93'; thence N77°19'42"W, a distance of 14.62'; thence N70°50'34"W, a distance of 54.80'; thence S69°48'10"W, a distance of 67.21'; thence N00°21'28"E and leaving said bank of Lay Lake, a distance of 368.22'; thence S89°47'23"E, a distance of 90.55' to the POINT OF BEGINNING.

Said Parcel containing 4.49± acres, more or less.

Easement A — A 20' Ingress/Egress and Utility Easement, lying 10' either side of and parallel to the following described centerline:

Commence at the NW Corner of the SW 1/4 of the SW 1/4 of Section 23, Township 21 South, Range 1 East, Shelby County, Alabama; thence N88°30'33"W, a distance of 29.98' to the R.O.W. line of Alabama Highway 145'; thence S30°16'24"W and along said R.O.W. line, a distance of 28.82' to the POINT OF BEGINNING OF SAID CENTERLINE; thence S43°56'01"E, a distance of 48.85'; thence S30°02'14"E, a distance of 44.23'; thence S19°47'23"E, a distance of 39.81'; thence S14°24'02"E, a distance of 43.90' to the POINT OF ENDING OF SAID CENTERLINE. Said point lying on Northerly side of a 60' Right-of-Way as recorded in RB 234, PG 504, in the office of the judge of Probate of Shelby County, Alabama.

EASEMENT B — An Ingress/Egress and Utility Easement, being more particularly described as follows:

Commence at the NW Corner of Section 26, Township 21 South, Range 1 East, Shelby County, Alabama; thence S00°01'53"E, a distance of 334.08'; thence S89°43'53"E, a distance of 27.58' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 62.24' to the beginning of a curve to the left, having a radius of 25.00, a central angle of 66°25'13", and subtended by a chord which bears S56°37'14"E, and a chord distance of 27.39'; thence along the arc of said curve, a distance of 28.98'; thence S89°44'10"E, a distance of 128.15' to the beginning of a curve to the right, having a radius of 355.89, a central angle of 20°45'07", and subtended by a chord which bears S44°28'35"E, and a chord distance of 128.20'; thence along the arc of said curve, a distance of 128.90'; thence S33°57'10"E, a distance of 135.03'; thence S56°02'50"W, a distance of 20.00'; thence N33°57'10"W, a distance of 133.23' to the beginning of a curve to the left, having a radius of 355.89, a central angle of 09°34'53", and subtended by a chord which bears N38°35'37"W, and a chord distance of 56.10'; thence along the arc of said curve, a distance of 56.17'; thence N89°47'23"W, a distance of 251.96'; thence N00°24'05"W, a distance of 75.31' to the POINT OF BEGINNING.



20130110000014850 2/3 \$668.00
Shelby Cnty Judge of Probate, AL
01/10/2013 02:37:01 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name Ronald Lee Morton, Jr. &
Mailing Address Cheryl Lynne Morton
5109 Terracotta Dr
Raleigh, NC 27613

Grantee's Name Jean L. Rasco
Mailing Address P.O. Box 101
Columbia, AL 35051

Property Address: 2 Lake Forest Lane
Wilsonville, AL

Date of Sale 12/31/12

Total Purchase Price \$ 650,000.00

or

Actual Value \$ _____


or

Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other –


20130110000014850 3/3 \$668.00
Shelby Cnty Judge of Probate, AL
01/10/2013 02:37:01 PM FILED/CERT

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address -the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975§ 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975§ 40-22-1 (h).

Date 12/31/2012

Sign * Jean L. Rasco
(Grantor/Grantee/Owner/Agent) circle one

Print Jean L. Rasco

☐ Unattested

Mullen R. Ginter
(Verified by)