

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Lee Morton
5109 Terra Cotta Dr
Raleigh NC 27613

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FIVE THOUSAND AND NO/00 DOLLARS (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Ronald Lee Morton Jr. and wife, Cheryl Lynne Morton*** (herein referred to as ***Grantor***) grant, bargain, sell and convey unto ***Lee Morton and Cheryl Lynne Morton*** (herein referred to as ***Grantees***), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

An Easement to Service Lot 4, of Shelby Shores, 1970 Addition, as recorded in Map Book 5, Page 68, in the Office of the Judge of Probate of Shelby County, Alabama; being more particularly described as follows:

Part of Lot 5, Shelby Shores, 1970 Addition, Map Book 5, Page 68, described as follows:

Commence at the ~~SW~~ Corner of Lot 5 of Shelby Shores, 1970 Addition, as recorded in Map Book 5, Page 68, in the Office of the Judge of Probate of Shelby County, Alabama; thence S65 degrees 51 minutes 38 seconds E, a distance of 150.47' ; thence N 06 degrees 22 minutes 28 seconds E, a distance of 7.25' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 89.86'; thence S 64 degrees 06 minutes 37 seconds E, a distance of 22.28'; thence S 06 degrees 22 minutes 28 seconds W, a distance of 89.86' ; thence N 64 degrees 06 minutes 37 seconds W, a distance of 22.28' to the POINT OF BEGINNING. Also, conveyed right of access across lot 5 from lot 4, to access above described easement.

Easement shall be perpetual and run with the land. Grantors and Grantee herein are the same individuals. The creation of the easements shall not create a merger of title.

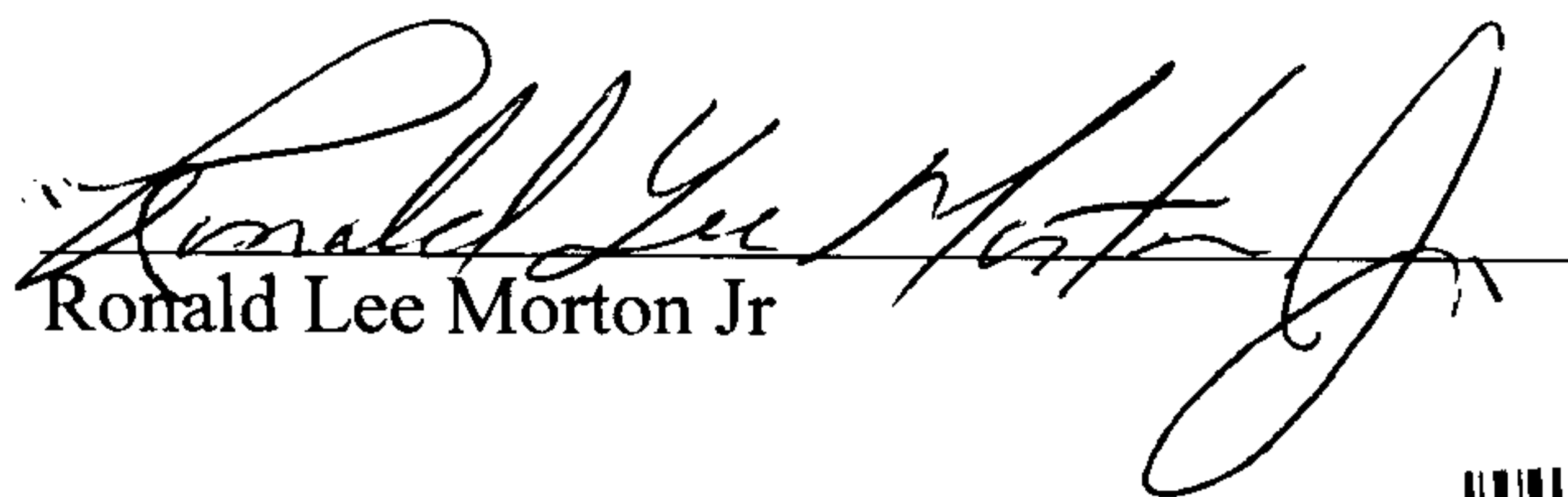
SUBJECT TO:

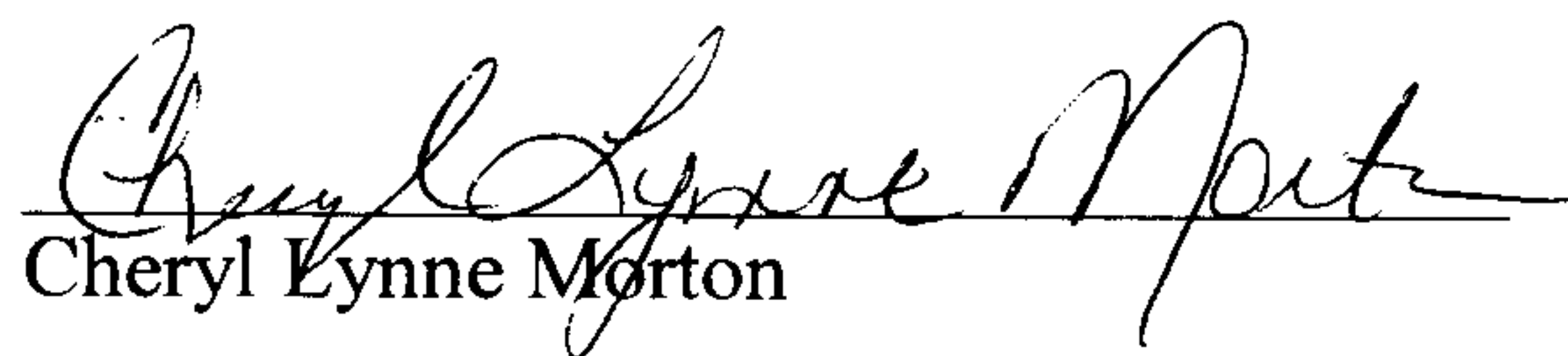
1. Ad valorem taxes due and payable October 1, 2012.
2. Easements, restrictions, rights of way, and permits of record.

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.

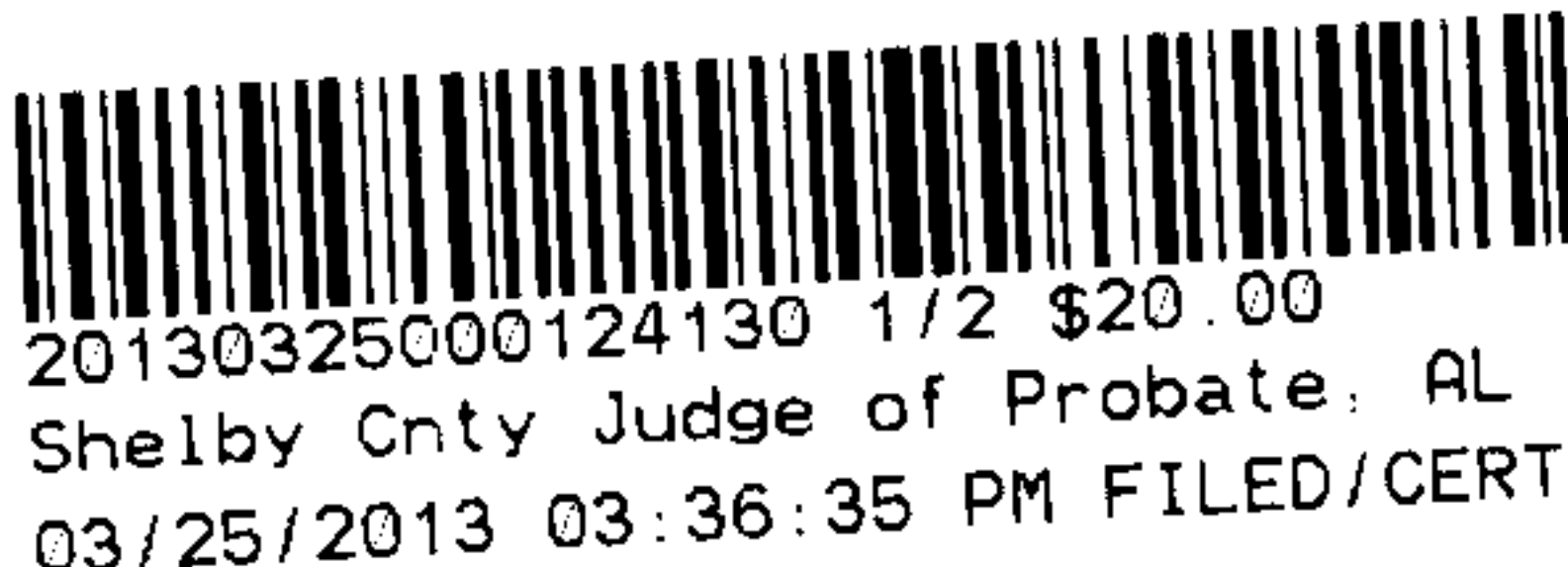
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have 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 7th day of September, 2012.


Ronald Lee Morton Jr


Cheryl Lynne Morton

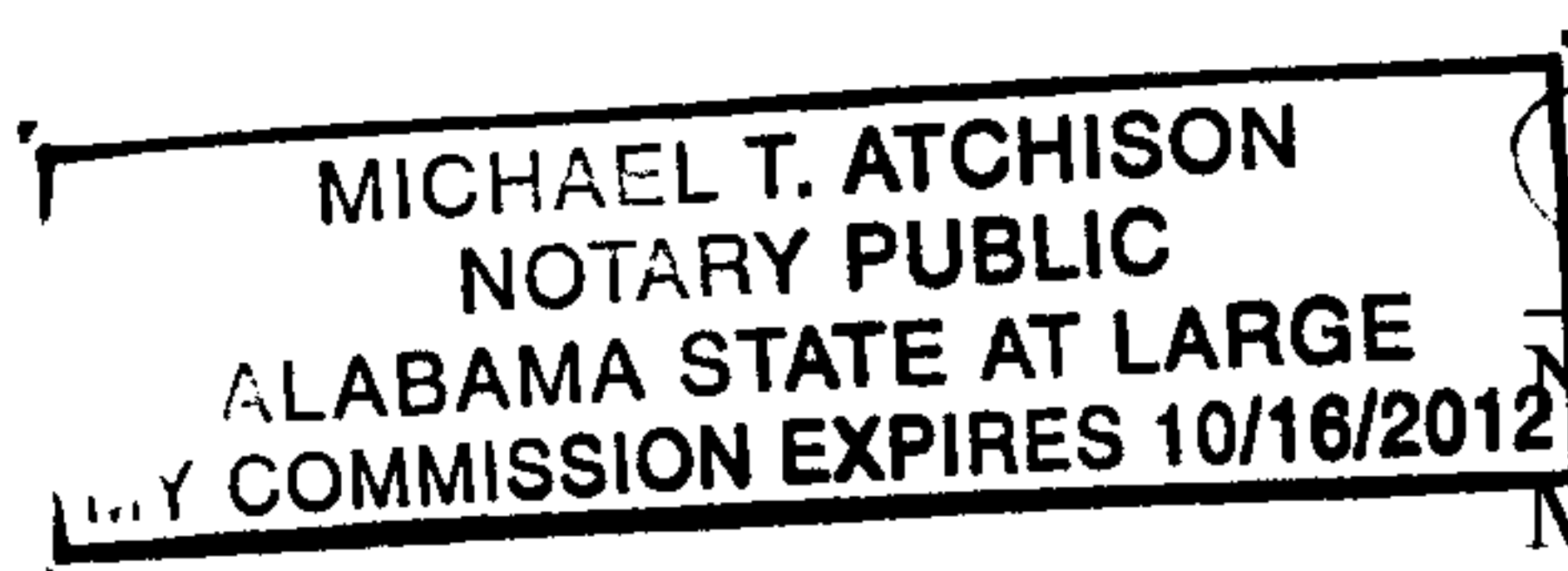
STATE OF ALABAMA)
COUNTY OF SHELBY)

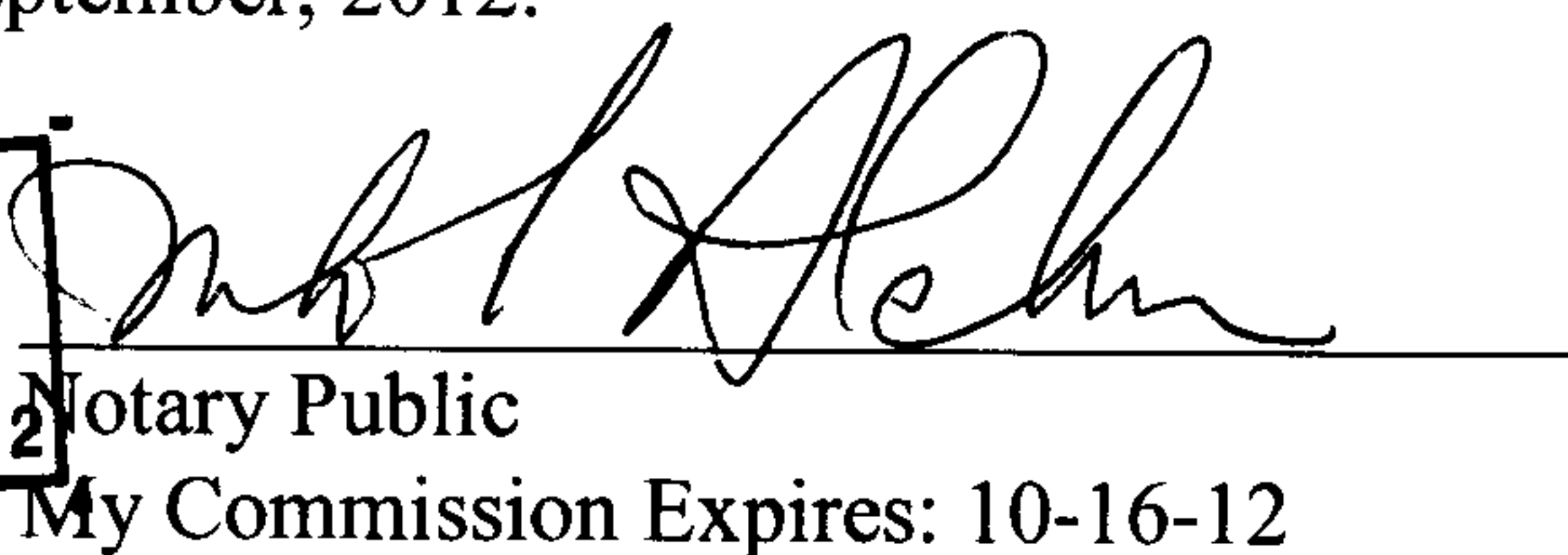


Shelby County, AL 03/25/2013
State of Alabama
Deed Tax: \$5.00

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that ***Ronald Lee Morton Jr and wife Cheryl Lynne Morton***, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of September, 2012.


MICHAEL T. ATCHISON
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES 10/16/2012


Notary Public
My Commission Expires: 10-16-12

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 Morton
Mailing Address 5109 Terra Cotta Dr
Raleigh NC
27613

Grantee's Name Lee Morton
Mailing Address _____

Property Address _____
Unknown

Date of Sale 9-7-12
Total Purchase Price \$ 5000.00
Or
Actual Value \$ _____
Or
Assessors 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 agreement

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date _____

Print Mike T. Atchison

____ Unattested _____
(verified by)

Sign Mike T. Atchison
(Grantor/Grantee/Owner/Agent) circle one