

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

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

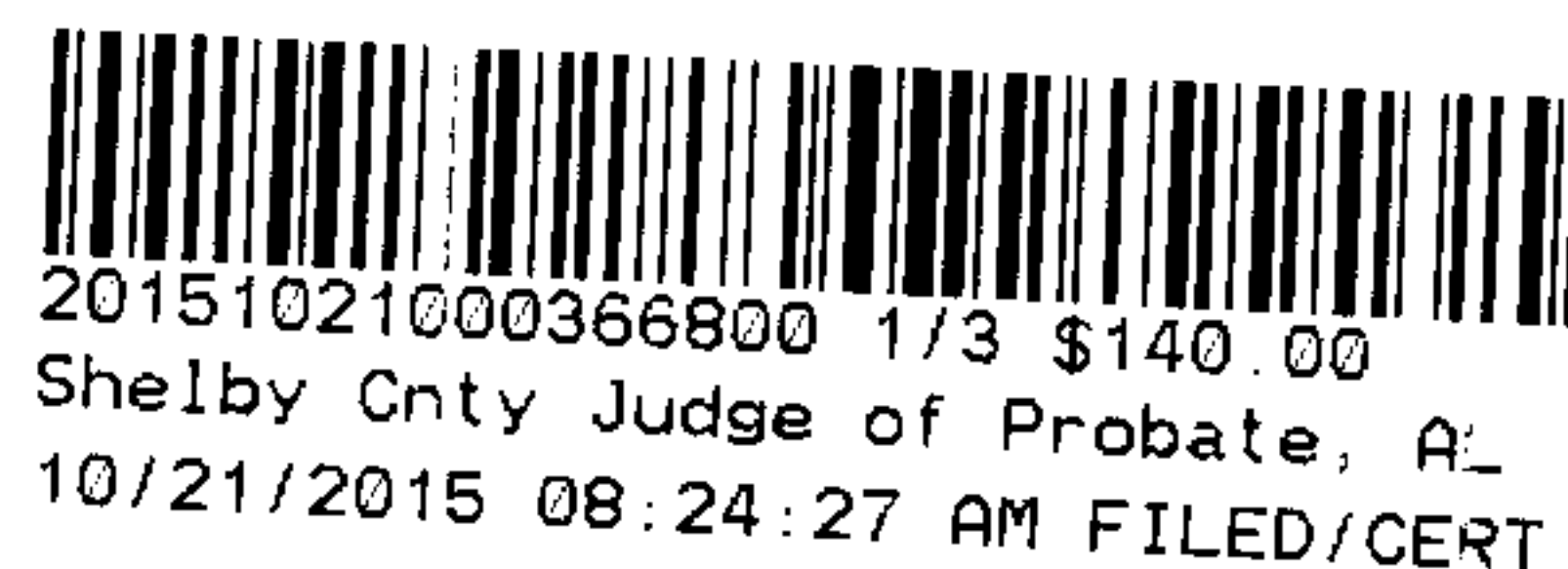
Send Tax Notice to:
Morrow Properties LLC
PO BOX 380008
Birmingham AL 35238

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED TWENTY THOUSAND DOLLARS and NO/00 (\$120,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Gordon Morrow, a married man*** (herein referred to as ***Grantors***), grant, bargain, sell and convey unto, ***Morrow Properties, LLC*** (herein referred to as ***Grantee***), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.



SUBJECT TO:

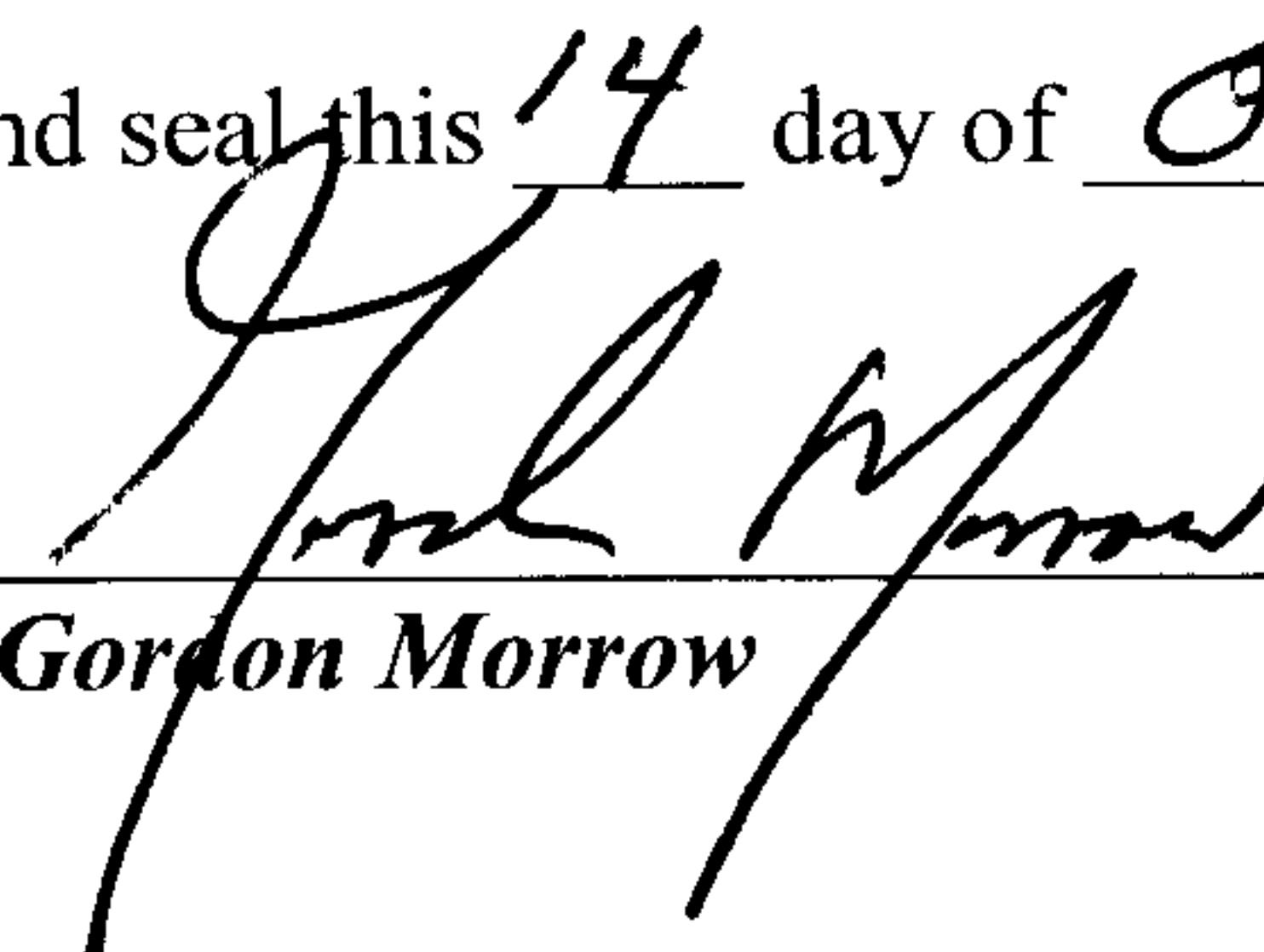
1. Ad valorem taxes due and payable October 1, 2015.
2. Easements, restrictions, rights of way, and permits of record.

This property constitutes no part of the homestead of the Grantors.

TO HAVE AND TO 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, 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 14 day of October, 2015.




Gordon Morrow

Shelby County, AL 10/21/2015
State of Alabama
Deed Tax: \$120.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***Gordon Morrow***, 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 14 day of October, 2015.



Notary Public
My Commission Expires: _____

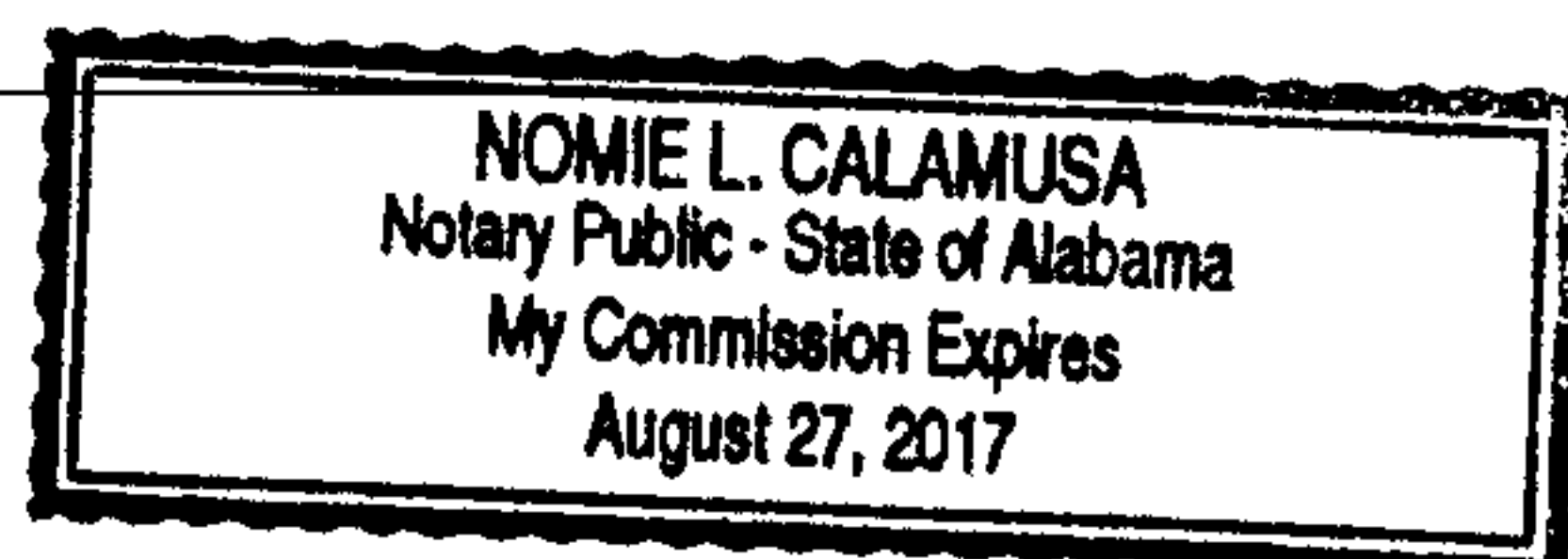


EXHIBIT A – LEGAL DESCRIPTION

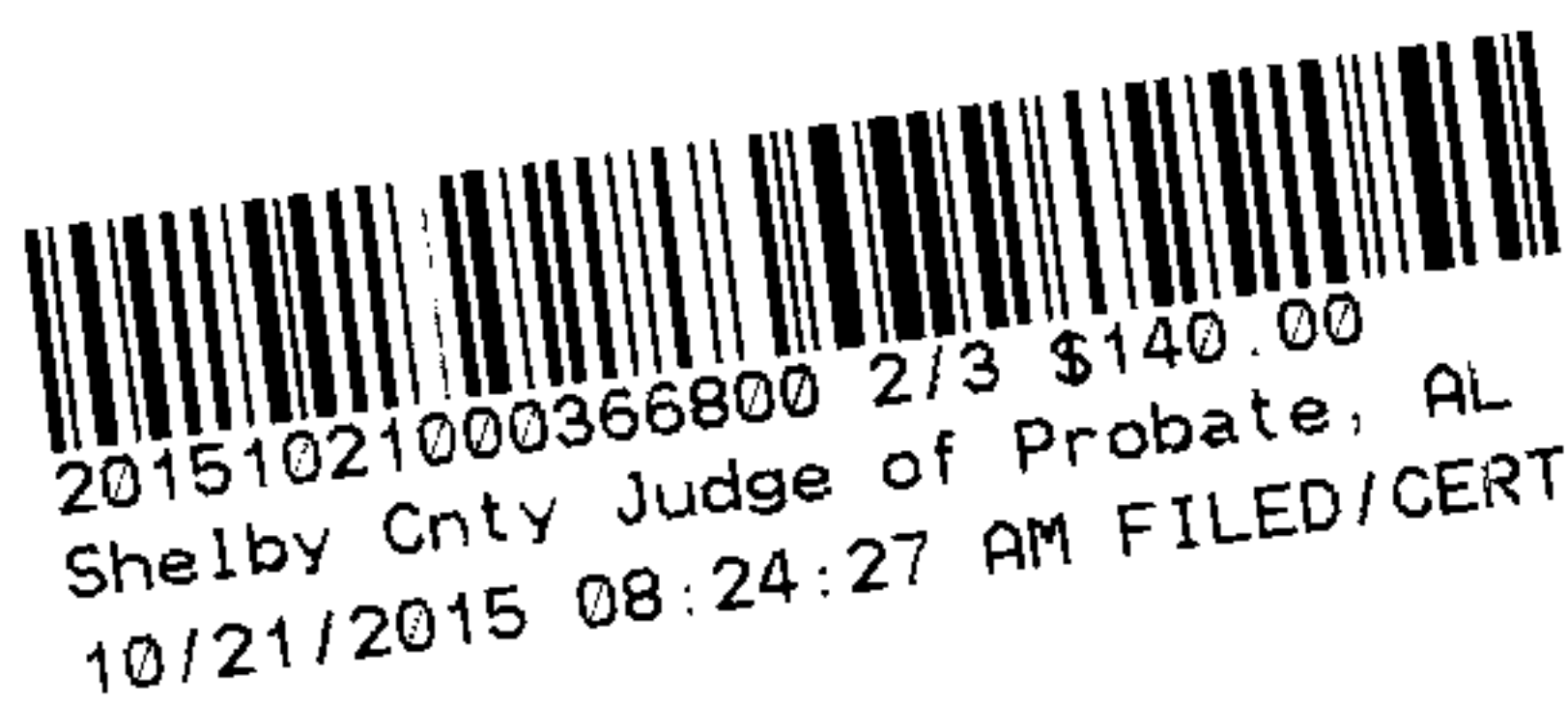
A parcel of land lying in the SW 1/4 of the SE 1/4 of Section 27, Township 17 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Begin at the SE corner of the SW 1/4 of the SE 1/4 of Section 27, Township 17 South, Range 1 East, Shelby County, Alabama, being a 2" capped pipe found; thence run northerly along the East line thereof for 1217.28 feet to an iron set and the southeasterly right of way of County Highway 101 (A.K.A. Mimosa Road- 80 foot wide right of way); thence 111 degrees 19 minutes 23 seconds left run southwesterly along said right of way line for 930.09 feet to a point of a curve to the left, having a central angle of 17 degrees 57 minutes 15 seconds, a radius of 685.17 feet and an arc length of 214.71 feet; thence 8 degrees 58 minutes 38 seconds left to chord run southwesterly along said right of way line and along said curve a chord distance of 213.83 feet; thence 8 degrees 58 minutes 38 seconds left from chord run southwesterly along said right of way line for 79.47 feet to a point of a curve to the left, having a central angle of 10 degrees 43 minutes 16 seconds, a radius of 648.03 feet and an arc length of 122.18 feet; thence 5 degrees 24 minutes 5 seconds left to chord run southwesterly along said right of way line and along said curve a chord distance of 122.00 feet to an iron found in PVC pipe; thence 114 degrees 29 minutes 37 seconds left from chord run southeasterly for 570.82 feet to iron found in PVC pipe; thence 49 degrees 38 minutes 26 seconds right run southerly for 216.23 feet to iron found in PVC pipe; thence 2 degrees 45 minutes 54 seconds left run southerly for 210.84 feet to a iron found on the South line of said 1/4-1/4 section; thence 87 degrees 14 minutes 50 seconds left run easterly along said South line for 659.12 feet to the point of beginning.

LESS AND EXCEPT: a 30 foot easement for ingress and egress, the East line of which is described as follows:

Begin at the SE corner of the SW 1/4 of the SE 1/4 of Section 27, Township 17 South, Rang 1 East; thence run North along the East line thereof for 1228.27 feet to the southerly R/W of Shelby County Road #101 and the point of ending.

According to the survey of Thomas E. Simmons, II, PLS#29099, dated February 19, 2015.



Grantor's Name Gordon Morrow
Mailing Address PO BOX 380008
Birmingham AL 35238
Property Address Vacant

Grantee's Name Morrow Properties
Mailing Address PO BOX 380008
Birmingham AL 35238
Date of Sale 10-14-15
Total Purchase Price _____
or
Actual Value _____
or
Assessor's Market Value 6/20,000.00

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 tax amount

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 of 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 _____

Print Mike T. Atchison

Unattested

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

(verified by)

20151021000366800 3/3 \$140.00
Shelby Cnty Judge of Probate, AL
10/21/2015 08:24:27 AM FILED/CERT

Form RT-1