

THIS INSTRUMENT PREPARED BY:

Douglas H. Scofield, Atty  
P O BOX 381704  
BIRMINGHAM, AL 35238

**WARRANTY DEED WITH JOINT  
RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
COUNTY OF JEFFERSON

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of **THREE HUNDRED TEN THOUSAND FIVE HUNDRED DOLLARS** and no/100 Dollars, (\$310,500.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JEFFERY R. FORTSON AND ANGELA M. FORTSON, HUSBAND AND WIFE** (hereinafter called "Grantor") does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **PETER M. MOROSKY AND RHONDA CAROLE MOROSKY, HUSBAND AND WIFE** (hereinafter called "Grantees"), as Joint Tenants with Right of Survivorship, the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT "A"**

**Together with any improvements and/or personal property affixed thereto.**

This conveyance is made subject to the following:

1. Taxes due October 1, 2004.
2. Any and all exceptions of record.

**TO HAVE AND TO HOLD** to the said Grantees in fee simple forever, together with every contingent remainder and right of reversion.

Grantors do individually and for the heirs, executors and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, and administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the Grantors have executed this Deed on this the 19<sup>TH</sup> day of **MAY**, 2004.

*\$297,600 of the purchase price was Pd from the proceeds of a mortgage loan closed simultaneously herewith*

*[Signature]*  
**JEFFERY R. FORTSON**

*[Signature]*  
**ANGELA M. FORTSON**

STATE OF ALABAMA  
JEFFERSON COUNTY

I, a Notary Public, for the State at Large, hereby certify that **JEFFERY R. FORTSON AND ANGELA M. FORTSON, HUSBAND AND WIFE**, whose names is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that she executed the same voluntarily on the day the same bears dated.

**GIVEN UNDER MY HAND AND OFFICIAL SEAL** on this the 19<sup>TH</sup> day of **MAY**, 2004.

Notary Public: Douglas H. Scofield  
My Commission Expires: October 7, 2006

(Seal)

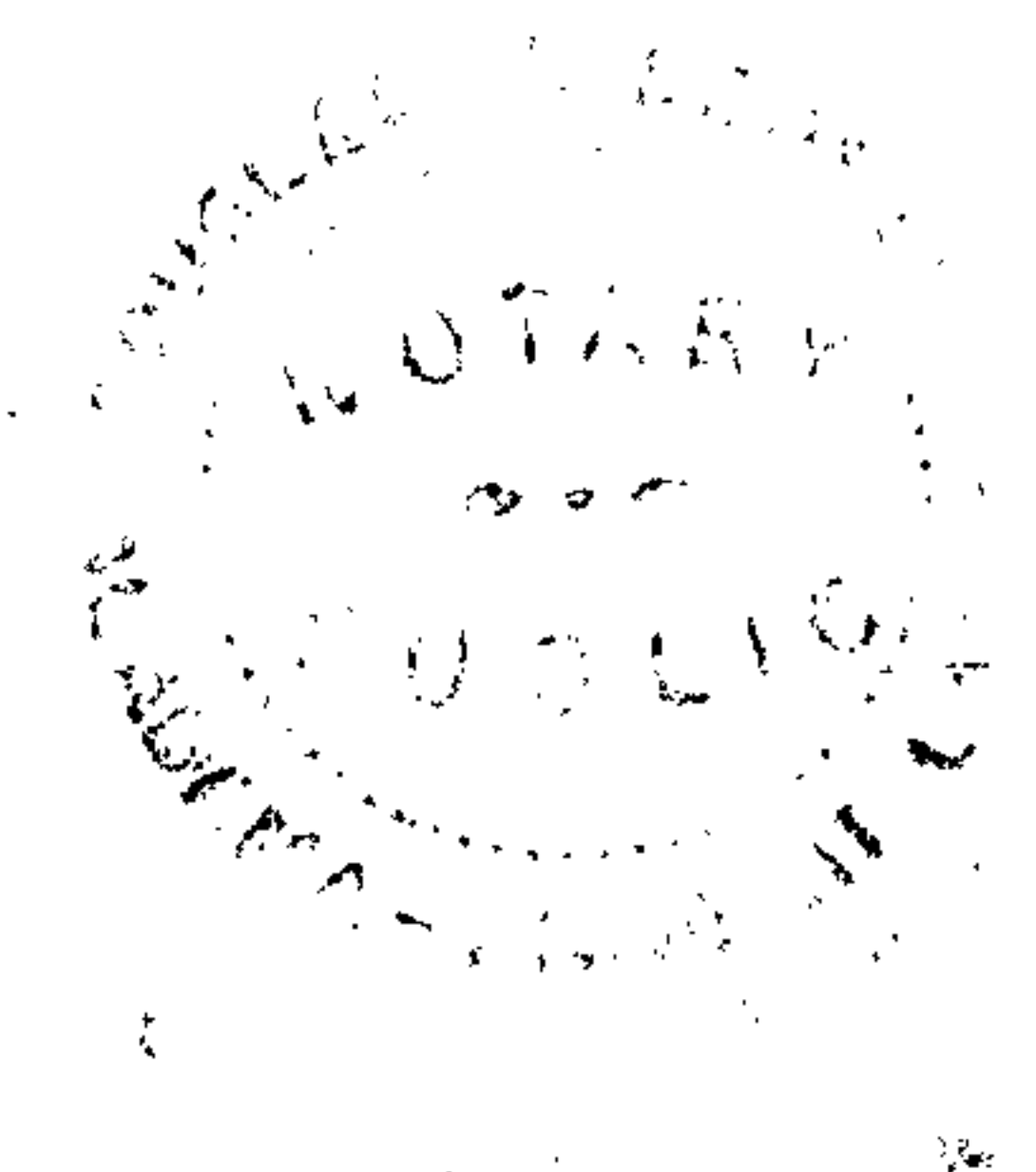


Exhibit "A"  
Legal Description

PART OF THE NORTH 1/2 OF THE NORTHEAST QUARTER OF SECTION 5 TOWNSHIP 20 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF SAID SECTION 5, RUN IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF SAID SECTION 5 FOR A DISTANCE OF 440.00 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 90 DEGREE 50 MINUTES 40 SECONDS AND RUN IN A SOUTHERLY DIRECTION FOR A DISTANCE OF 360.00 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 90 DEGREES 50 MINUTES 40 SECONDS AND RUN WEST FOR A DISTANCE OF 1226.65 FEET TO AN EXISTING IRON PIN ON THE EASTERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 51, AND THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE TURN AN ANGLE TO THE RIGHT OF 180 DEGREES 00 MINUTES AND RUN EAST FOR A DISTANCE OF 1226.65 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 89 DEGREES 09 MINUTES 20 SECONDS AND RUN IN A SOUTHERLY DIRECTION FOR A DISTANCE OF 374.9 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 90 DEGREES 50 MINUTES 40 SECONDS AND RUN WEST FOR A DISTANCE OF 1140.97 FEET TO THE EASTERLY RIGHT OF WAY OF SHELBY COUNTY HIGHWAY NO. 51; THENCE TURN AN ANGLE TO THE RIGHT OF 73 DEGREES 54 MINUTES 34 SECONDS TO TANGENT AND RUN IN A NORTHWESTERLY DIRECTION ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 385.94 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS OF WAY, PROVISIONS, COVENANTS AND BUILDING SET BACK LINES OF RECORD.

ADDRESS: 6144 HWY 51; WILSONVILLE, AL 35186 TAX MAP OR  
PARCEL ID NO.: 16-3-05-0-000-001.010

SUBJECT PROPERTY IS LOCATED IN SHELBY COUNTY

JRS  
AMS