20050627000315750 1/1 $39.50
Shelby Cnty Judge of Probate,AL
06/27/2005 08:46:57AM FILED/CERT

Send tax notice to:
JEFF E. NEWMAN, II AND JESSICA P. NEWMAN
1131 2ND STREET NE
ALABASTER, ALABAMA 35007

WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of $140.730.00 and other valuable considerations to the undersigned GRANTOR (S), **MARY NELL MORRISON f/k/a MARY NELL HONEYCUTT PORTER, A MARRIED WOMAN** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE (S) herein, the receipt of which is hereby acknowledged, the said GRANTOR (S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **JEFF E. NEWMAN, II AND JESSICA P. NEWMAN**, hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby, State of Alabama, to-wit:

LOT 9, AND NORTH ¼ OF LOT 10, BLOCK 3, OF THE MAP OF FIRST ADDITION TO CEDAR GROVE ESTATES AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA.

$112,500.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

SUBJECT PROPERTY IS NO PART OF THE HOMESTEAD OF THE GRANTOR OR HER SPOUSE.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I/we do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 20th day of June, 2005.

Mary Nell Morrison
MARY NELL MORRISON
F/K/A MARY NELL HONEYCUTT PORTER

STATE OF ALABAMA
COUNTY OF JEFFERSON

Shelby County, AL 06/27/2005
State of Alabama

Deed Tax:$28.50

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Mary Nell Morrison f/k/a Mary Nell Honeycutt Porter is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of June, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS INTRUMENT PREPARED BY:
MOSELEY & ASSOCIATES, P.C.
3800 COLONNADE PARKWAY, SUITE 630
BIRMINGHAM, ALABAMA 35243

DAVID S. SNODDY
MY COMMISSION EXPIRES 6/18/06