

File No.: 06004

20060601000260200 1/1 \$293.50
Shelby Cnty Judge of Probate, AL
06/01/2006 03:04:17PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA) **SEND TAX NOTICE TO:** **THIS INSTRUMENT PREPARED BY:** W.
) Kay Oliveira and Robert A. Oliveira Eric Pitts, W. Eric Pitts, L.L.C. 1240 1st
COUNTY OF SHELBY) 146 Park Lake Trace Street North, Suite 209, Alabaster, AL 35007.
 Helena, AL 35080 No title opinion requested, none rendered.

KNOW ALL MEN BY THESE PRESENTS that Scotty Ray Morris, a married man, and Jill Homan Morris, his wife, (hereinafter "GRANTORS"), for and in consideration of the sum of **\$282,500.00**, to them in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTORS hereby grant, bargain, sell and convey to Kay Oliveira and Robert A. Oliveira (hereinafter "GRANTEES"), 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, that property and interest described as follows:

Lot 411, according to the Final Plat of Riverwoods Fourth Sector, Phase 1, as recorded in Map Book 30, Page 81, in the Probate Office of Shelby County, Alabama.

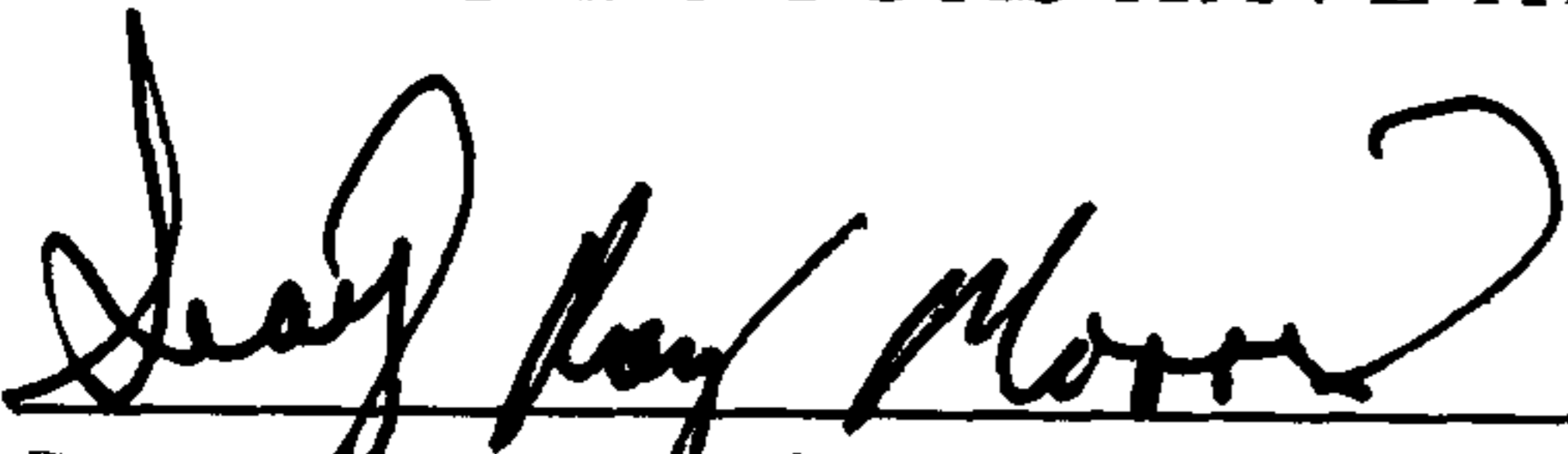
\$0 of the purchase price was paid with a contemporaneous Purchase Money Mortgage.

SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests of record affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights interests whatsoever.


TO HAVE AND TO HOLD the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the successors, heirs and assigns of the survivor forever.

GRANTORS DO HEREBY COVENANT, for themselves, their successors, heirs and assigns, with GRANTEES, their successors, heirs and assigns, that GRANTORS are at the time of these presents, lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTORS have a good right to sell and convey the same and (d) that GRANTORS will warrant and defend the said premises to said GRANTEES, their successors, heirs and assigns, forever against the lawful claims and demands of all persons.

GRANTORS HAVE HERETO set their hands and seals on May 26, 2006.



Scotty Ray Morris



Jill Homan Morris

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that Scotty Ray Morris and Jill Homan Morris whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that being informed of the contents of the said instrument, they executed the same voluntarily on the day and year set forth above.

GIVEN UNDER MY HAND, on May 26, 2006.



NOTARY PUBLIC

Shelby County, AL 06/01/2006
State of Alabama

Deed Tax: \$282.50

