

Value \$10,000. SK



20081106000430640 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
11/06/2008 12:44:31PM FILED/CERT

**TITLE NOT EXAMINED
WARRANTY DEED WITH SURVIVORSHIP**

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

Send Tax Notice To:

Cynthia C. Morgan
3609 Shandwick Place
Birmingham, AL 35244

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of ONE DOLLAR AND NO/100 DOLLARS (\$100.00) and other good and valuable considerations, to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Sunny Clowdus, an unmarried woman, and Cynthia C. Morgan and husband, Donald Harris Morgan, Jr.**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **Cynthia C. Morgan and Donald Harris Morgan** (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 53-A, according to a Resurvey of Lots 52 & 53, Greystone, 1st Sector, Phase II, recorded in Map Book 16, Page 8, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

Subject to that certain mortgage recorded in Instrument #20031218000815540.

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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seal, this 23 day of May, 2006.

Sunny Clowdus

Cynthia C. Morgan

Donald Harris Morgan, Jr.

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Sunny Clowdus, an unmarried woman**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 23 day of May, 2006.

Notary Public
My Commission Expires:

Commission Expires
May 15, 2008



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STATE OF ALABAMA)
COUNTY OF *Alabama*)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Cynthia C. Morgan, wife of Donald Harris Morgan, Jr.**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the *23* day of *May*, 2006.

Notary Public
My Commission Expires: *June 15, 2008*

Shelby County, AL 11/06/2008
State of Alabama

Deed Tax: \$10.00

STATE OF ALABAMA)
COUNTY OF)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Donald Harris Morgan, Jr., husband of Cynthia C. Morgan**, 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 the *27* day of *September*, 2006.

Notary Public
My Commission Expires *10/12/09*