

Commitment Number: 09HT00445

After Recording, Return to:

UWR
9801 Legler Rd
Lenexa KS 66219

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
Value of Property 29,280.00 093080004075000

Being recorded simultaneously
with mortgage. QUITCLAIM DEED 09WR15977

John Marshall Morris, IV married to Anna K Morris , hereinafter grantor, of Shelby County, Alabama, for \$10.00 (ten dollars and no cents) in consideration paid, grants and quitclaims to John Marshall Morris, IV and Anna K Morris, husband and wife, for and during their joint lives as joint tenants 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, hereinafter grantee, whose tax mailing address is 475 Talon Ct., . Birmingham, AL 35242, without covenants of any kind, all right, title, interest and claim to the following land in the following real property:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT:

LOT 275, ACCORDING TO THE MAP AND SURVEY OF EAGLE POINT, 2ND SECTOR, PHASE 4, AS RECORDED IN MAP BOOK 25, PAGE 103, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.



20090713000268180 2/3 \$18.00
Shelby Cnty Judge of Probate, AL
07/13/2009 02:34:14 PM FILED/CERT

SUBJECT TO: AD VALOREM TAXES DUE OCTOBER 01, 2006 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. 168,700.00 DOLLARS OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

BEING THE SAME PREMISES AS CONVEYED IN DEED FROM KIMBERLY D. FOSTER (FORMERLY KNOWN OF RECORD AS KIMBERLY D. MALONE) AND JAY FOSTER, WIFE AND HUSBAND RECORDED 02/07/2006 IN DOCUMENT NUMBER 20060207000062240 SAID COUNTY AND STATE.

COMMONLY KNOWN AS: 475 TALON CT. BIRMINGHAM AL

Tax Id: 093080004075000

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to, and excepted from the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on MAY 21, 2009:

John Marshall Morris IV

John Marshall Morris, IV

Anna K Morris

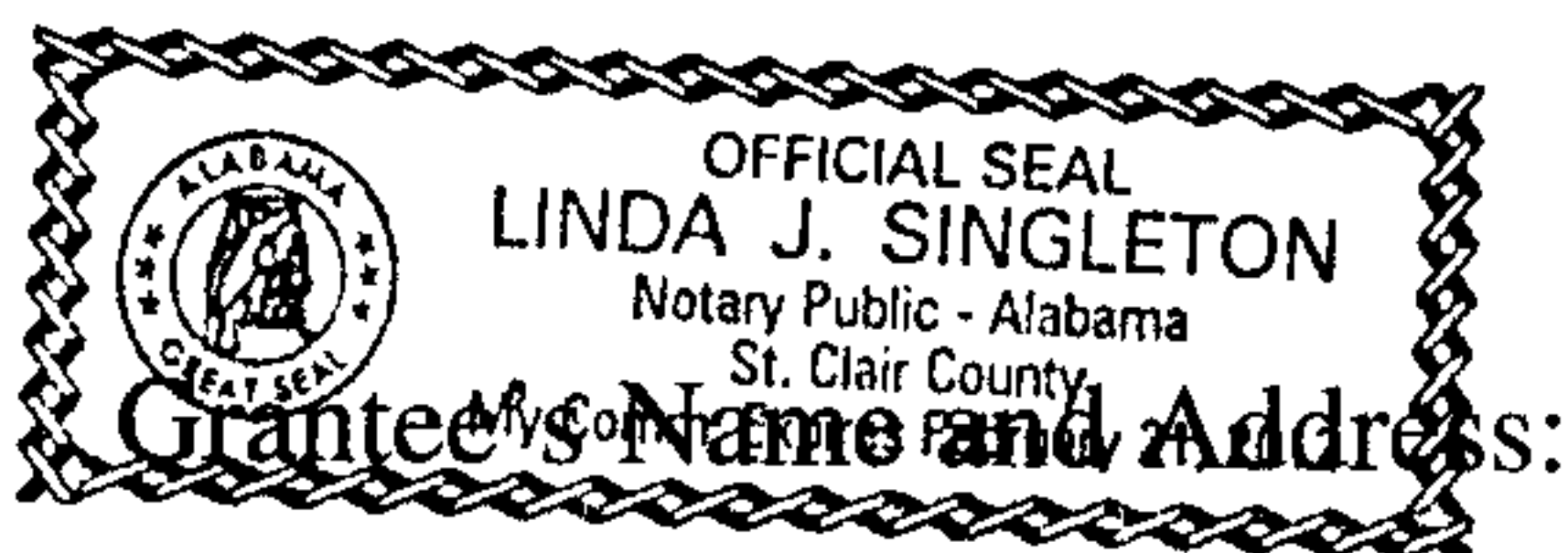
Anna K Morris

STATE OF Alabama
COUNTY OF Shelby

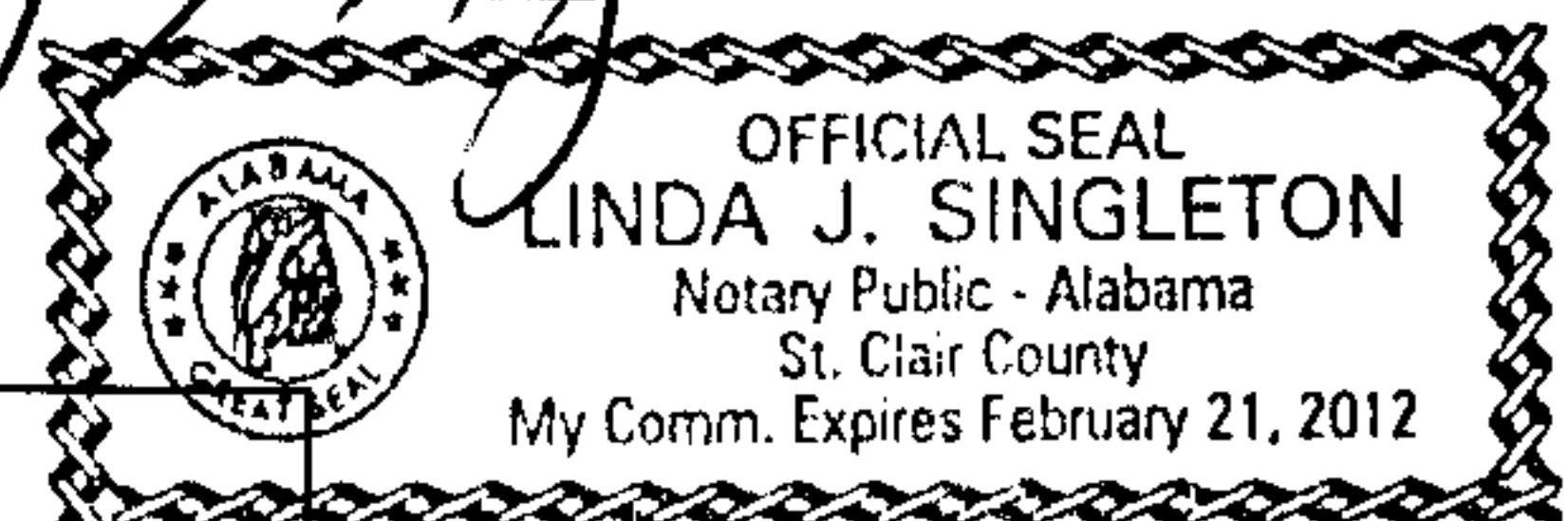
I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **John Marshall Morris, IV** and **Anna K Morris**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this

21 day of May, 2009



Linda J. Singleton
Notary Public



John Marshall Morris, IV and Anna K Morris

475 Talon Ct., Birmingham, AL 35242

Send tax statement to grantee

This instrument prepared by:

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