

This instrument was prepared by:  
 The Law Office of Jack R. Thompson, Jr., LLC  
 3500 Colonnade Parkway, Suite 350  
 Birmingham, AL 35243  
 Phone (205) 443-9027

Send Tax Notice To:  
 Jeffrey Duckworth  
 Kimberly Long  
 229 Kensington Lane  
 Alabaster, AL 35007

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA )  
 ) KNOW ALL MEN BY THESE PRESENTS  
 SHELBY COUNTY )

That in consideration of \$272,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Matthew Steven Morrison and Kayla Lilly Morrison, husband and wife, whose mailing address is 8008 Princeton Cove Montevallo, AL 35115 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Jeffrey Duckworth and Kimberly Long, whose mailing address is 229 Kensington Lane Alabaster AL 35007 (herein referred to grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, the address of which is 229 Kensington Lane, Alabaster, AL 35007; to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Subject to ad valorem taxes for the current year and subsequent years.  
 Subject to restrictions, reservations, conditions, and easements of record.  
 Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

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, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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.

Note; \$277,848.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 26th day of May, 2015.

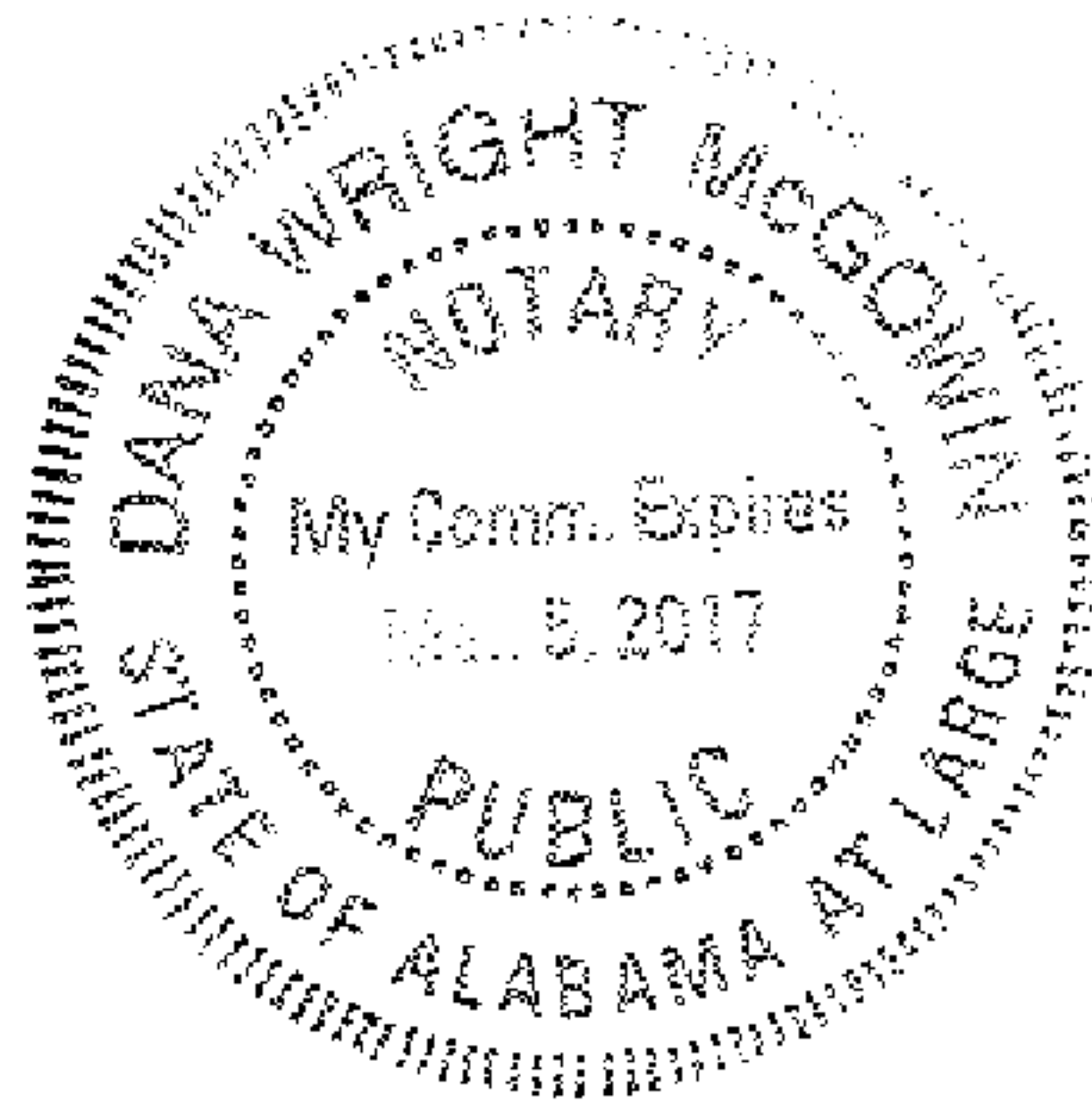
Matthew Steven Morrison  
 Matthew Steven Morrison  
Kayla Lilly Morrison  
 Kayla Lilly Morrison

State of Alabama  
 Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Matthew Steven Morrison and Kayla Lilly Morrison, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 26th day of May, 2015.

[Signature]  
 Notary Public  
 Commission Expires: 3/31/17



Agent's File No.: S12-2686HUD

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EXHIBIT "A"

Lot 57, according to the map of Sterling Gate, Sector 3, Phase 1, as recorded in Map Book 27, Page 68, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/29/2015 03:24:48 PM  
\$18.00 JESSICA  
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