

Send tax notice to:
Michael Morrison
118 Dogwood Trail
Alabaster, Alabama 35007

This instrument prepared by:
James R. Moncus, Jr., LLC
Attorney at Law
1313 Alford Avenue
Birmingham, AL 35226

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty Four Thousand Nine Hundred and no/100 Dollars (\$144,900.00) , in hand paid to the undersigned, Arra J. Sandifer and husband, John R. Sandifer, (hereinafter referred to as the "Grantor") by Michael Morrison and wife, Tara Morrison, hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantee with right of survivorship the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 16, according to the Survey of Park Forest Subdivision, 5th Sector, as recorded in Map book 17, page 91, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2001.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat.

\$142,661.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD unto the Grantee, his heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantees, their heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises, that the premises are free from all encumbrances except as aforesaid, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 15 day of April, 2001.

Arra J. Sandifer
Arra J. Sandifer

105-01-2001-16993
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 16.50

Inst # 2001-16993

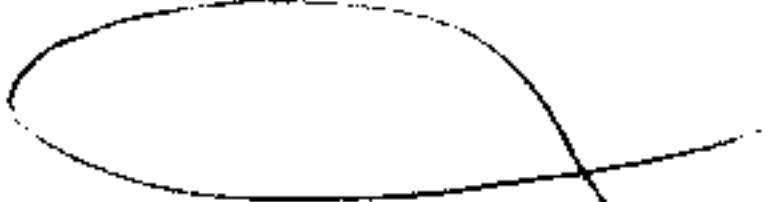
STATE OF ALABAMA
JEFFERSON COUNTY

John R. Sandifer
John R. Sandifer

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)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Arra J. Sandifer and husband John R. Sandifer, 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 instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of April, 2001.


Notary Public

[NOTARIAL SEAL]

My Commission expires: 2-23-04

Inst # 2001-16993

05/01/2001-16993
10:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 16.50