

WARRANTY DEED
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of
\$ 115,000.00 to the undersigned Grantor(s),
Michael L. Allen and Traci L. Buchanan Allen, Husband and Wife,
in hand paid by the Grantees named herein, the receipt of which is hereby acknowledged, the said
Grantor(s) does by these presents, grant, bargain, sell and convey unto
William Perry Morgan, Jr. and Erin Tolleson Morgan
(herein referred to as "Grantees") the following described real estate, situated in Shelby
County, Alabama, to-wit:

Lot 34, according to the Survey of Spring Gate, Sector One,
Phase Three, as recorded in Map Book 20, Page 82, in the Office
of the Judge of Probate Office of Shelby County, Alabama;
being situated in Shelby County, Alabama.

Address of Property: 105 King Arthur Place
Alabaster, AL 35007

Described property to become the homestead of Grantees.

Subject to taxes for the year 2003 and subsequent years, easements, restrictions, reservations,
rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining
rights, if any.

\$ 114,086.00 of the purchase price is being paid by the proceeds of a first
mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, 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 heirs and assigns of such
survivor forever, together with every contingent remainder and right of reversion. And said Grantor(s) does
for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully
seized in fee simple of said premises, that they are free from all encumbrances, 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 said Grantees, their heirs, executors and assigns forever, against the lawful claims of
all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance,
has hereto set its signature and seal this the 28 day of February, 2003.

By: *Michael L. Allen*
Grantor

Traci L. Buchanan Allen
Grantor

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that
Michael L. Allen and Traci L. Buchanan Allen, Husband and Wife,
whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged
before me on this day that, being informed of the contents of the conveyance, he/she/they executed the
same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of February, 20 03.

Adrian A. England
Notary Public
Commission Expires: 02/25/04

This Instrument Prepared By:
✓ Kevin Hays and Associates, PC
100 Concourse Parkway, Suite 101
Birmingham, AL 35244

Send Tax Notices To:
William Perry Morgan, Jr.
Erin Tolleson Morgan
105 King Arthur Place
Alabaster, AL 35007