

This instrument was prepared by:
David P. Condon, P. C.
300 Union Hill Drive Ste 200
Birmingham, AL 35209

STATE OF ALABAMA

SHELBY COUNTY

Send tax notice to:
Thomas Fisher
6052 Brookhill Circle
Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

That in consideration of Seven Hundred Ninety Thousand and 00/100 Dollars (\$790,000.00) to the

KNOW ALL MEN BY THESE PRESENTS

undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I,

Sue L. Morgan, a married woman		
(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto		
Thomas Fisher and Suzette Y. Fisher		
(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:		
Lot 98 and 98-A, according to the Survey of Meadow Brook Highlands, as recorded in Map Book 14, pages 21 A & B, in the Probate Office of Shelby County, Alabama.		
Does not constitute homestead of Grantor's spouse. Sue L. Morgan being the surviving grantee of that certain feed recorded in book 367, page 421. The other grantee, William R. Largin departed this life on or about///		
\$359,000.00 of the proceeds come from a mortgage recorded simultaneously herewith. \$250,000.00 of the proceeds come from a second mortgage recorded simultaneously herewith		
Subject to:	(1)(2)(3)	2005 ad valorem taxes not yet due and payable; all mineral and mining rights not owned by the Grantor; and all easements, rights-of-way, restrictions, covenants and encumbrances of record.
TO HAVE AND TO HOLD unto 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 I do for myself and for my heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.		
IN WITNESS WHEREOF, I have set my hand and seal, this 11th day of May, 2005.		
		BY: Sue L. Morgan (Seal)
STATE OF ALABAMA) JEFFERSON COUNTY)		
I, the undersigned Notary Public in and for said County, in said State, hereby certify that Sue L. 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/she executed the same voluntarity on the day the same bears date.		
Given under my hand and official seal this 11th day of May, 2005.		

Shelby County, AL 05/24/2005 State of Alabama

Deed Tax: \$181.00

Notary Public: David P. Condon

My Commission Expires: 2-12-06