

**WARRANTY DEED**

**STATE OF ALABAMA**

**SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of One Hundred Fifteen Thousand and No/100 (\$115,000.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we **Jean J. Morgan, unmarried and Leon E. Morgan, Jr., married, as Personal Representatives of the Estate of Joseph M. Morgan, deceased, Probate Case No. 42-243**, herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Kerry W. Foster**, referred to as Grantee(s), his heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

**LOT C, BLOCK 3, ACCORDING TO THE SURVEY OF RIVERWOOD  
FIRST SECTOR, AS RECORDED IN MAP BOOK 8, PAGE 49, IN THE  
PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**\$103,500.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE  
PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY  
HEREWITH.**

**SUBJECT PROPERTY IS NO PART OF THE HOMESTEAD OF LEON E.  
MORGAN, JR. OR HIS SPOUSE.**

**SUBJECT TO:** Easements, restrictive covenants and right of ways as shown by the public records.

Ad valorem taxes for the year 2005, are a lien, but not yet due and payable, and any subsequent years.

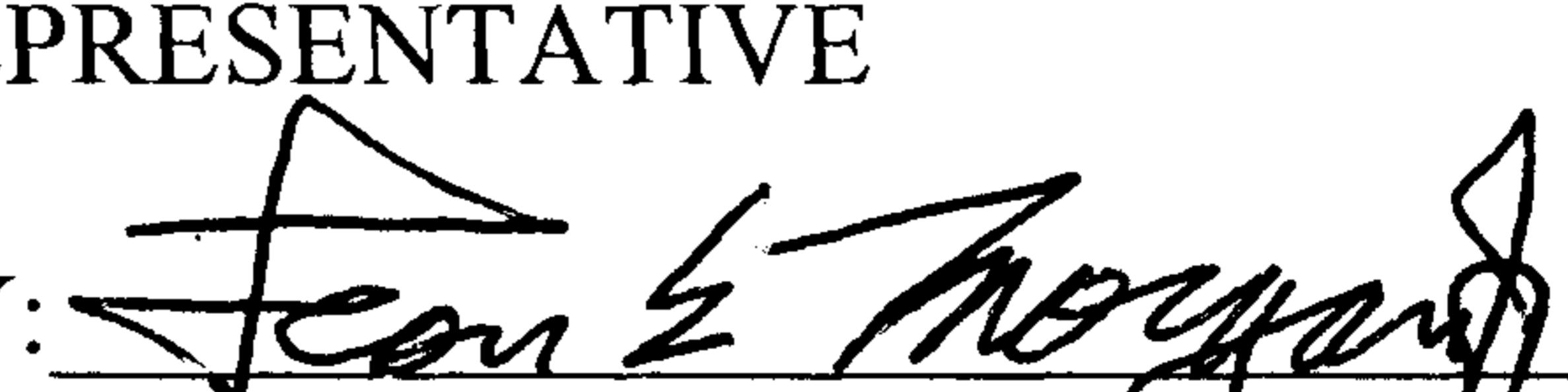
**TO HAVE AND TO HOLD**, the aforegranted premises to the said GRANTEE(S), his/her heirs and assigns **FOREVER**.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 20<sup>th</sup> day of June, 2005.

THE ESTATE OF JOSEPH M. MORGAN  
DECEASED, PROBATE CASE NO. 42-  
243

BY:   
JEAN J. MORGAN, PERSONAL  
REPRESENTATIVE

BY:   
LEON E. MORGAN, JR., PERSONAL  
REPRESENTATIVE

Shelby County, AL 06/27/2005  
State of Alabama

Deed Tax:\$11.50

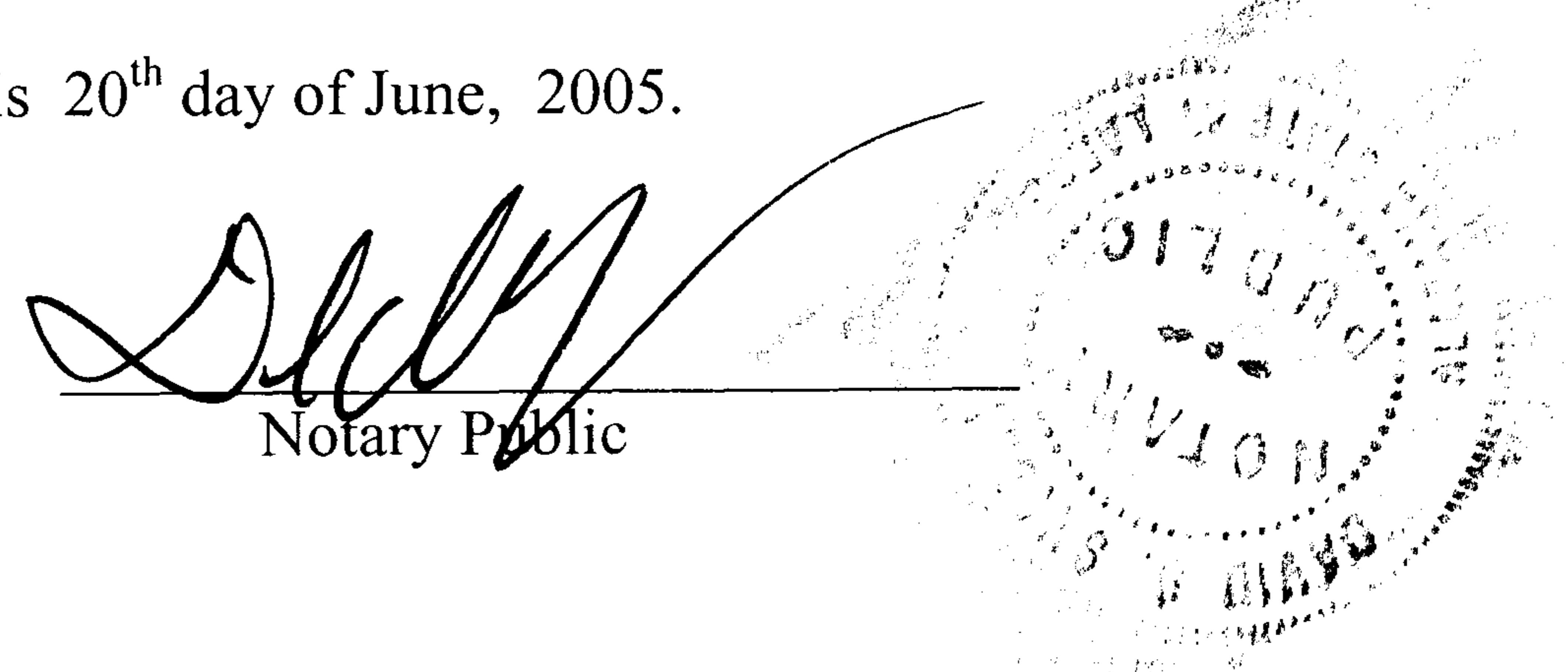
STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that Jean J. Morgan and Leon E. Morgan, Jr., Personal Representatives of the Estate of Joseph M. Morgan, deceased Probate Case No. 42-243, 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, they in their capacity of Personal Representatives of the Estate of Joseph M. Morgan, deceased Probate Case No. 42-243 and with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 20<sup>th</sup> day of June, 2005.

My Commission Exp:

A circular notary seal featuring a floral or scrollwork design around the perimeter. The center contains the text 'NOTARY PUBLIC' and 'ALABAMA'.

Notary Public

THIS INSTRUMENT PREPARED BY:  
CHRISTOPHER P. MOSELEY  
Moseley & Associates, P.C.  
3800 COLONNADE PARKWAY, SUITE 630  
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:

KERRY W. FOSTER  
4830 RIVERWOOD PLACE  
BIRMINGHAM, AL 35242

DAVID S. SNODDY  
MY COMMISSION EXPIRES 6/18/06