20060802000370710 1/2 \$84.50 Shelby Cnty Judge of Probate, AL 08/02/2006 08:43:12AM FILED/CERT

Send tax notice to:

Jim C. Morgan, Jr.

Stephanie Morgan

118 Liberty Cove

Chelsea, AL 35043

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243
NTC ()Co(x) 258

STATE OF ALABAMA
Shelby COUNTY

Shelby County, AL 08/02/2006 State of Alabama

Deed Tax: \$70.50

## WARRANTY DEED

## KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Three Hundred Fifty/Thousand and 00/100 Dollars (\$352,000.00) in hand paid to the undersigned, Greenhill Construction, Inc. (hereinafter referred to as "Grantor") by Jim C. Morgan Jr. and Stephanie Morgan (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 22, according to the Survey of Liberty Cove, as recorded in Map Book 34, Page 49, in the Probate Office of Shelby County, Alabama.

## SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2006 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

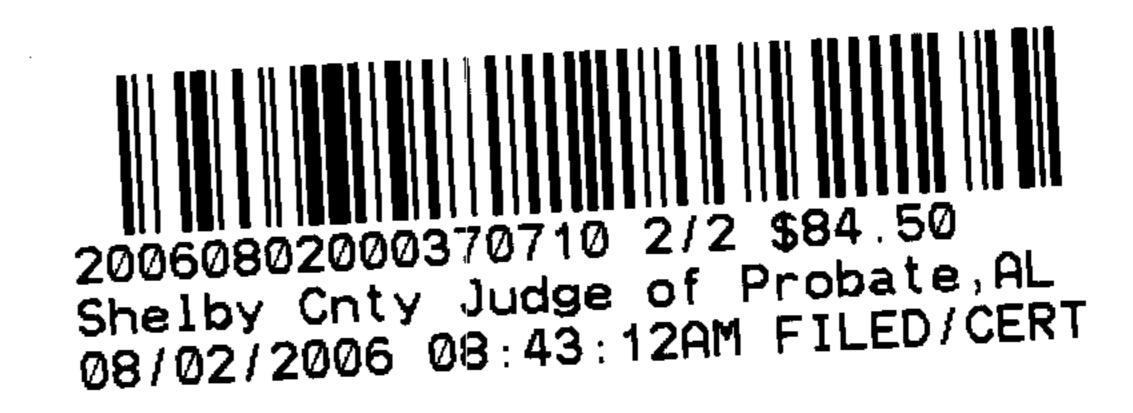
\$281,600.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; 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, Grantor, Greenhill Construction, Inc. by Randy C. Greenhill its President, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 12TH DAY OF MAY, 2006.

GREENHILL CONSTRUCTION, INC.

Randy C. Greenkill, President



## STATE OF ALABAMA COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randy C. Greenhill, whose name as President of Greenhill Construction, Inc. is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 12TH DAY OF MAY, 2006.

Notary Public

Print Name: Mary Pumple Short

Commission Expires: 7-16-06