

## WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Sixteen Thousand Five  
\$( 116,500.00 ) in hand paid to the undersigned **RICKY G. MORGAN and ASTRID H. MORGAN,**  
**husband and wife**, (herein referred to as **GRANTORS**) in hand paid by  
Cluadia H. Pennington and spouse Samuel R. Pennington

, herein referred to as **GRANTEES**, herein the receipt and sufficiency of which are hereby acknowledged,  
Grantors do, 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 10, BLOCK 2, ACCORDING TO THE SURVEY OF GREEN VALLEY, AS RECORDED  
IN MAP BOOK 5, PAGE 94, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.  
MINING AND MINERAL RIGHTS EXCEPTED. SUBJECT TO EASEMENTS, TAXES,  
RESTRICTIONS, SETBACK LINE, RIGHTS OF WAY, LIMITATIONS, IF ANY, OF  
RECORD.**

SUBJECT TO:

ADVALOREM TAXES DUE October 1, 2006 AND THEREAFTER.

TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH  
ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF  
DAMAGES RELATING THERETO NOT OWNED BY GRANTORS.

EASEMENTS, RESTRICTIONS, COVENANTS, AGREEMENTS AND CONDITIONS OF RECORD.

\$ 116,500.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A  
MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs,  
executors, administrators and assigns forever.


The GRANTORS do for themselves, their heirs and assign, covenant with the said GRANTEES, their  
executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free  
from all encumbrances, except as noted above; that they have a good right to sell and convey the same as aforesaid;  
and that they will and their heirs, executors, administrators and assigns forever warrant and defend against the  
lawful claims of all persons.

*Reli. Cahaba Rd*



IN WITNESS WHEREOF, **RICKY G. MORGAN** and **ASTRID H. MORGAN**, husband and wife,  
have hereunto set their hand and seal this 21<sup>st</sup> day of April, 2006.

  
\_\_\_\_\_  
**RICKY G. MORGAN**

  
\_\_\_\_\_  
**ASTRID H. MORGAN**

STATE OF  
COUNTY OF

I, the undersigned authority, A Notary Public in and for said State at Large hereby certify that **RICKY G. MORGAN**, Grantor, 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/they executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 21<sup>st</sup> day of April, 2006.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: 8-22-09

STATE OF ALABAMA  
COUNTY OF Jefferson/Shelby

I, the undersigned authority, A Notary Public in and for said State at Large hereby certify that **ASTRID H. MORGAN**, Grantor, 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/they executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 21<sup>st</sup> day of April, 2006.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: 8-22-09

GRANTEE'S ADDRESS:

THIS INSTRUMENT PREPARED BY:

**STEWART TITLE GUARANTY COMPANY**

**1980 POST OAK BLVD**

**HOUSTON, TX 77056**