20070123000036230 1/2 \$37.00 Shelby Cnty Judge of Probate, AL 01/23/2007 03:36:44PM FILED/CERT

Document Prepared By: Tødd H. Barksdale, PC 3400 Independence Dr Birmingham, Alabama 35209

Send Tax Notice To: Catherine C Morgan 245 Narrows Point Lane Birmingham, Alabama 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS THAT

THAT IN CONSIDERATION OF One Hundred Seventy-Eight Thousand and No/100 Dollars (\$178,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of where is acknowledged, I or we, James S. Felton and Jennifer G. Felton, husband and wife

(herein referred to as **Grantor(s)**), grant, sell, bargain and convey unto **Catherine C. Morgan**

(herein referred to as **Grantee(s)**), the following described real estate the following described real estate, situated in **Shelby** County, Alabama to wit:

See Attached for Legal Description

Subject to easements, set back lines, restrictions, building lines, covenants, mineral and mining rights and current taxes due.

Jennifer G. Felton is one and the same as Jennifer Guy.

\$155,000.00 of the above consideration above paid from the proceeds of purchase money mortgage closed herewith.

TO HAVE AND HOLD the afore granted premises in fee simple to the said GRANTEE(S) and his/her/theirs heirs, successors and assigns forever.

And I or we do for myself or ourselves and for my or our heirs, executors and administrators covenant with said Grantees, their heirs and assigns, that I am, or we are, lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I, or we, have good right to sell and convey the same as aforesaid; that I, or we, and my, or our heirs, executors and administrators shall warrant and defend that same to the said **GRANTEE(S)**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set their hand and seal, this 3rd day of January, 2007.

GRANTOR(S):

Shelby County, AL 01/23/2007 State of Alabama

Deed Tax: \$23.00

James S. Felton (SEAL)

Jennifer G. Felton

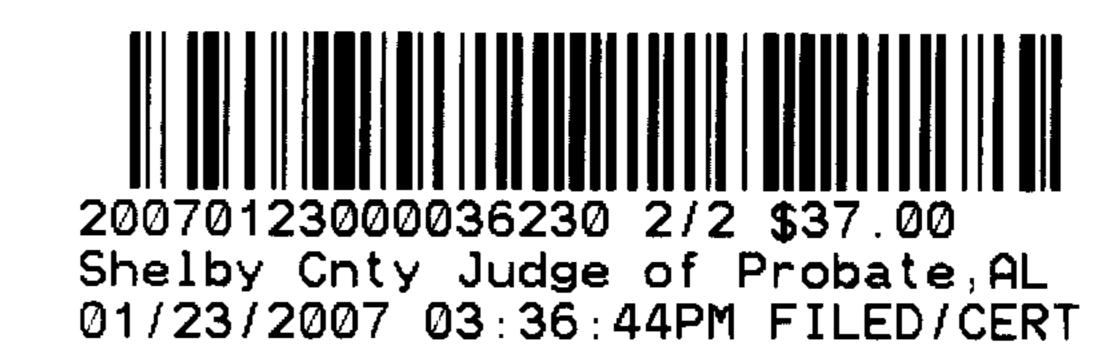
STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned notary public in for and said State, hereby certify that James S. Felton and Jennifer G. Felton foregoing named, is signed to the foregoing conveyance, and who are known to me, he acknowledge before me on this day that, being informed of the contents of the document, they executed the same voluntarily on the same bears date.

Given under my hand and seal this 3rd day of January, 2007

Notary Public

My commission expires:02/20/09



Lot 104, according to the Final Plat of Narrows Point-Phase 3, as recorded in Map Book 28 Page 120 in the Probate Office of Shelby County, Alabama: being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Inst. #2000-9755 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").