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This instrument was prepared by


SEND TAX NOTICE TO:

Paul Esco, Esq.
547 SOUTH LAWRENCE STREET
MONTGOMERY, AL 36104

John Fath
5167 Colonial Park Rd
Birmingham, AL 35242

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED


20070803000363110 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
08/03/2007 12:54:44PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED FIFTY TWO THOUSAND AND NO/100'S (\$252,500.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, RUSSELL I. MORGAN AND MEGAN P. MORGAN, HUSBAND AND WIFE (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, JOHN FATH herein referred to as GRANTEES, whether one or more), the following described real estate, situated in SHELBY County, Alabama to-wit:

LOT 21, ACCORDING TO THE SURVEY OF MEADOWBROOK, 6TH SECTOR, AS RECORDED IN MAP BOOK 8, PAGE 44, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$252,500.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record affecting Grantor's title to said property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

For advalorem tax purposes the property address is 5167 COLONIAL PARK ROAD, BIRMINGHAM, ALABAMA 35242 SHELBY County, Alabama

The preparer of this instrument has served as a scrivener only and has not examined title to the property for purposes of Grantors's representations made herein or rendered any opinion with respect thereto.

And I do, for myself and for my heirs, executors and administrators, covenant with said GRANTEES, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we, RUSSELL I. MORGAN AND MEGAN P. MORGAN, have hereunto set my (our) hand(s) and seal(s) this 27TH day of JULY, 2007.



RUSSELL I. MORGAN

(SEAL)



MEGAN P. MORGAN

(SEAL)

STATE OF ALABAMA
JEFFERSON COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that RUSSELL I. MORGAN AND MEGAN P. MORGAN whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27TH day of JULY, 2007.



Notary Public

My commission expires: _____