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Send Tax Notice To: Russell morgan, 5168 Kirkwall Lane, Birmingham, AL 35242

20070910000423530 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
09/10/2007 12:38:05PM FILED/CERT

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWO HUNDRED SEVENTY THOUSAND EIGHT HUNDRED SEVENTY SEVEN DOLLARS and 00/100 (\$270,877.00) to the undersigned Grantors, THOMAS M. POTTER, III and SUZANNE S. POTTER, HUSBAND and WIFE, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the said Grantors, do by these presents, grant, bargain, sell and convey unto RUSSELL I. MORGAN and MEGAN P. MORGAN, HUSBAND and WIFE, (herein referred to as GRANTEES, as joint tenants with right of survivorship) the following described real estate situated in Shelby County, Alabama, to wit:

LOT 20, IN BLOCK 1, ACCORDING TO THE SURVEY OF KIRKWALL, A SUBDIVISION OF INVERNESS AS RECORDED IN MAP BOOK 6, PAGE 152, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

- (1) Easements, building lines and restrictions of record.
- (2) Covenants and conditions of record.
- (3) All Rights-of-Way of Record.
- (4) Mineral and Mining Rights as recorded in Deed Book 48, Page 372
- (5) Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
- (6) Agreement with Alabama Power Company for underground residential distribution, as recorded in Misc. Book 20, Page 626.
- (7) All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20070321000129150, in the Probate office of Shelby County, Alabama.

\$270,877.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEES, their heirs and assigns, forever. And the Grantor does for itself and for its successors and assigns covenant with the said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have placed their hand and seal on this 17th day of August, 2007.


Thomas M. Potter, III


Suzanne S. Potter

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas M. Potter, III and Suzanne S. Potter, whose names are signed to the foregoing conveyance, and who are known to me, acknowledge before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily. Given under my hand and official seal this 17th day of August, 2007.


NOTARY PUBLIC

My commission expires: 03/02/10