



20080204000044780 1/1 \$65.50
Shelby Cnty Judge of Probate:AL
02/04/2008 02:46:27PM FILED/CERT

WARRANTY DEED

Shelby County, AL 02/04/2008
State of Alabama

STATE OF ALABAMA

SHELBY COUNTY

Deed Tax: \$54.50

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Three Hundred Sixty Two Thousand Five Hundred and No/100 (\$362,500.00)** and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we **R & S PROPERTIES, LLC** herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **JEFFREY L. MORGAN** referred to as Grantee(s), his heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 4-19, BLOCK 4, ACCORDING TO THE SURVEY OF MT. LAUREL – PHASE I, BLOCK 4, AS RECORDED IN MAP BOOK 34, PAGE 136, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

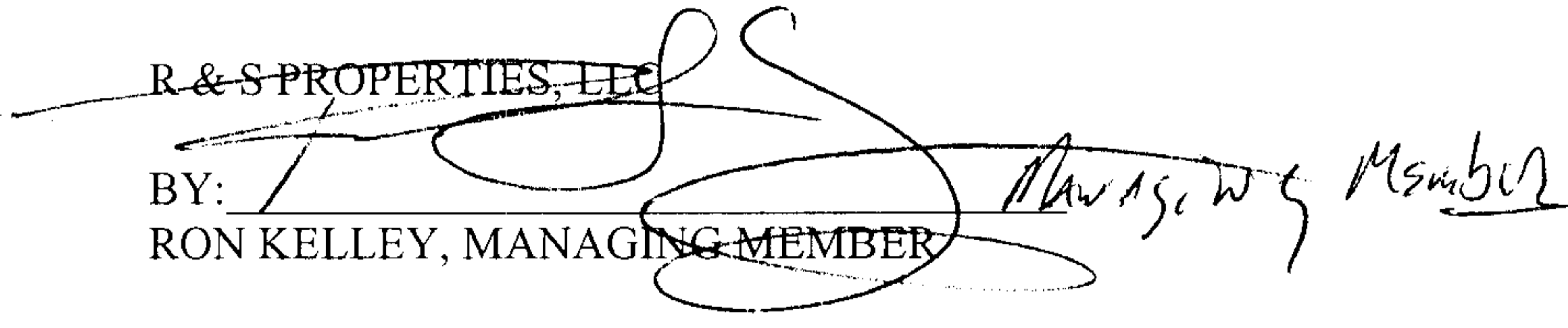
\$308,125.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records.
Ad valorem taxes for the year 2008, are a lien, but not yet due and payable, and any subsequent years.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), his heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), his heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), his heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 30th day of January, 2008.

~~R & S PROPERTIES, LLC~~
BY: 
RON KELLEY, MANAGING MEMBER

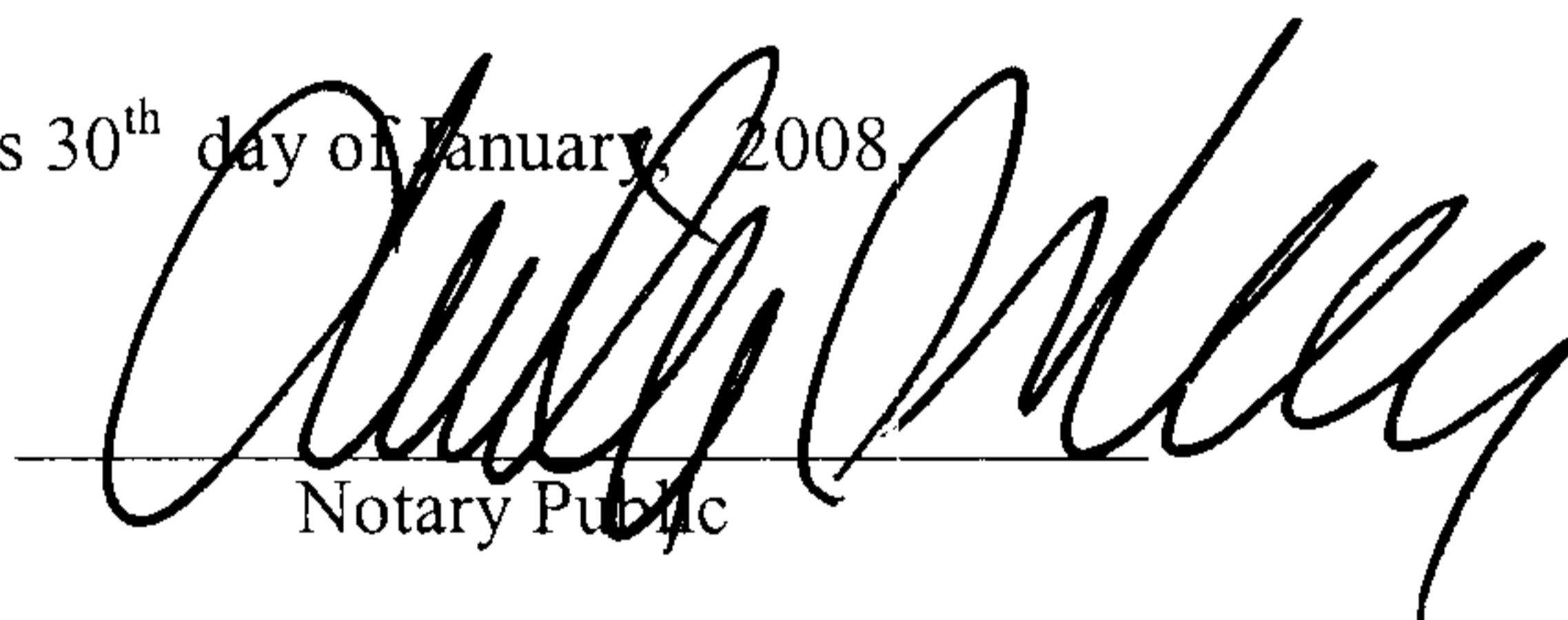
STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that Ron Kelley, Managing Member of R & S Properties, LLC whose name(s) is/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, he, in his capacity of Managing Member of R & S Properties, LLC and with full authority executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 30th day of January, 2008

My Commission Exp:


Notary Public

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER P. MOSELEY
Moseley & Associates, P.C.
2871 Acton Road, Suite 101
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:
JEFFREY L. MORGAN

CHRISTOPHER P. MOSELEY
MY COMMISSION EXPIRES 10/07/09