

This instrument was prepared by:  
Michael T. Atchison, Attorney at Law, Inc.  
101 West College  
Columbiana, AL 35051

Send Tax Notice To: Morrow Properties, LLC  
P.O. Box 380008  
BIRMINGHAM, AL 35238

## WARRANTY DEED

20081219000471570 1/1 \$47.00  
Shelby Cnty Judge of Probate, AL  
12/19/2008 02:59:31PM FILED/CERT

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Three Hundred Fifty Seven Thousand Seven Hundred Fifty dollars and Zero cents (\$357,750.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Billie Jean Folds, a single woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Morrow Properties, LLC (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

All of the SE ¼ of the SW ¼ and the SW ¼ of the SE ¼ of Section 27, Township 17 South, Range 1 East, lying North and West of Shelby County Highway 101. Situated in Shelby County, Alabama.  
The above description includes Lots 1, 2 and 3 of Folds Subdivision, as recorded in Map Book 39, Page 3, Probate Office, Shelby County, Alabama.

SUBJECT TO TAXES FOR 2008 AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, AND PERMITS OF RECORD.

\$321,975.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

\$0.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A SECOND MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER/THEIR SPOUSE(S).

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 15<sup>th</sup> day of December 2008.

\_\_\_\_\_  
(SEAL)

Billie Jean Folds  
Billie Jean Folds (SEAL)

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

STATE OF ALABAMA

}

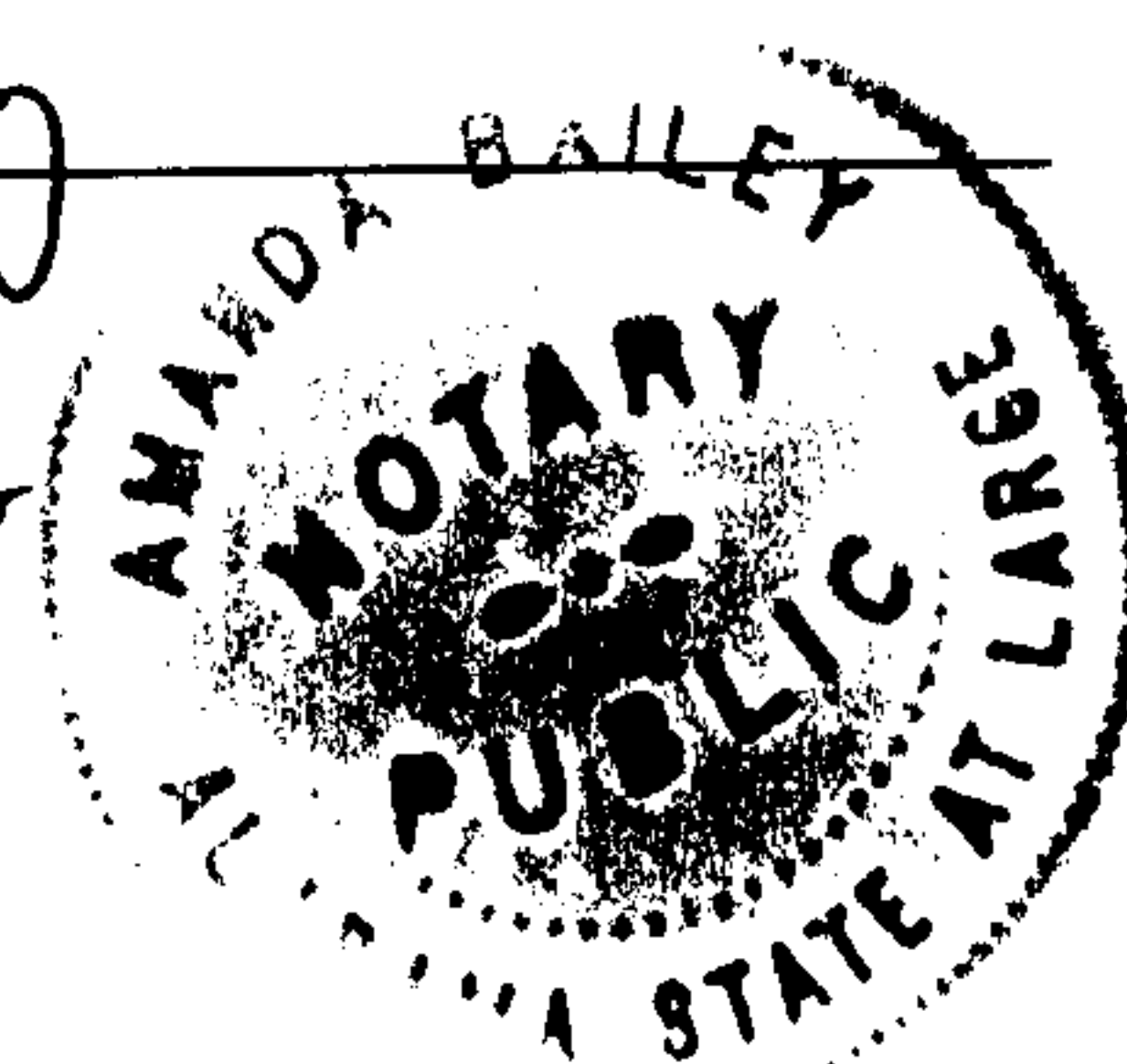
General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Billie Jean Folds 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15<sup>th</sup> day of December 2008.

Amanda Bailey  
Notary Public  
My Commission Expires: ~~10/16/2012~~  
9/25/12



Shelby County, AL 12/19/2008  
State of Alabama

Deed Tax: \$36.00