



20090407000128250 1/1 \$21.00  
Shelby Cnty Judge of Probate, AL  
04/07/2009 02:46:53PM FILED/CERT

### WARRANTY DEED

This Instrument Was Prepared By:  
Luke A. Henderson, Esquire  
#17 Office Park Circle  
Birmingham, Alabama 35223

Send Tax Notice To:  
Joe Bruce Alderman  
Joann Alderman  
338 Alta Vista Drive  
Chelsea, AL 35043

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN THOUSAND and NO/100 (\$10,000.00) and other good and valuable considerations, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Joann Averett, as Personal Representative of the Estate of Barbara C. Morris, Deceased, Probate Case No. PR2008-000570**, (herein referred to as Grantor) does grant, bargain, sell and convey unto **Joe Bruce Alderman and Joann Alderman** (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 31, according to the Survey of High Chaparral, Sector 3, First Addition, as recorded in Map Book 25, Page 83 A, B & C, Shelby County, Alabama.

Barbara Morris was the surviving grantee of that certain deed recorded in Instrument 2000-25495, the other grantee, Phillip G. Morris, died on or about December 25, 2007.

Barbara C. Morris is one and the same person as Barbara Morris.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor 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, Joann Averett, as Personal Representative of the Estate of Barbara C. Morris, Deceased, Probate Case No. PR2008-000570, has hereunto set her hand and seal, this 31st day of March, 2009.

The Estate of Barbara C. Morris, Deceased,  
Probate Case No. PR2008-000570

by:   
Joann Averett, Personal Representative

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

Shelby County, AL 04/07/2009  
State of Alabama

Deed Tax: \$10.00

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Joann Averett, Personal Representative of the Estate of Barbara C. Morris, Deceased, Probate Case No. PR2008-000570, 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, she, in her capacity as Personal Representative of the Estate of Barbara C. Morris, Deceased, Probate Case No. PR2008-000570, and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 31st day of March, 2009.

Notary Public:

My Commission Expires: 7-26-2012

