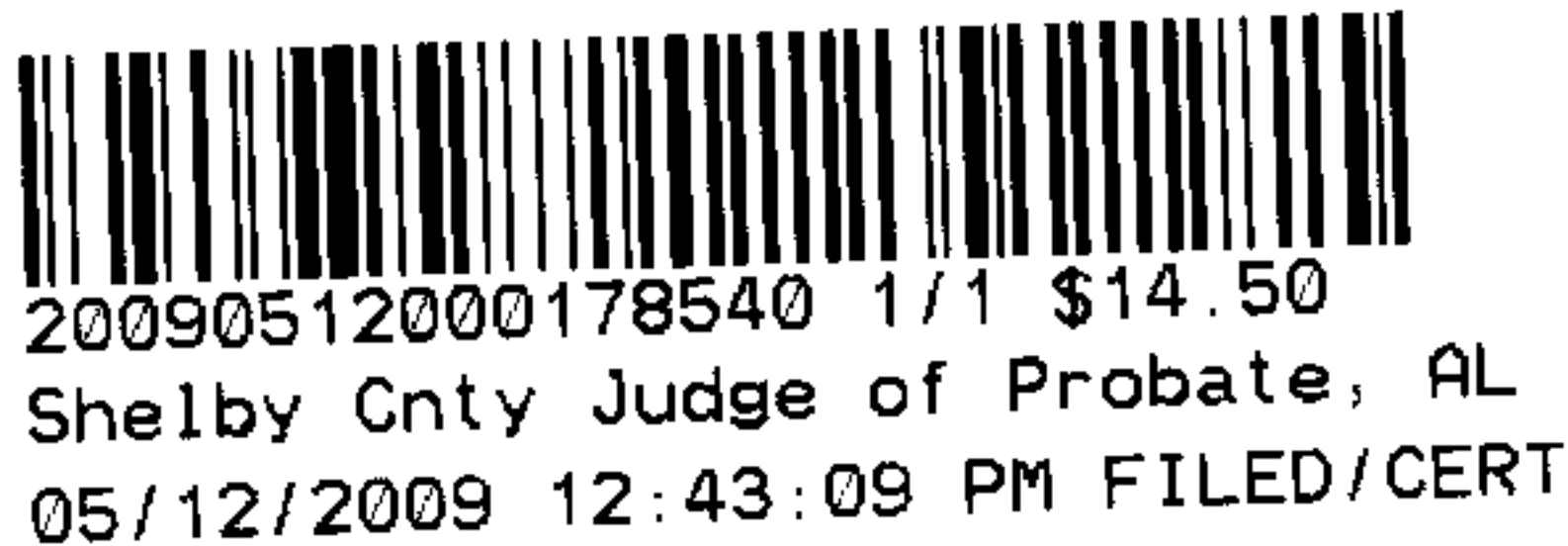


This instrument was prepared by:

L. Brooks Burdette
The Burdette Law Firm P.C.
113 Glenn Ave.
Trussville, AL 35173



Send Tax Notice Matthew David Morrison
To: Taylor Morrison
140 Park Place Circle
Alabaster, AL 35007

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WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

}
KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of **One Hundred Thirty Four Thousand dollars and Zero cents (\$134,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Andy L. Carpenter and wife, Jamye Rene Carpenter and Michael W. Piper, a married man** (herein referred to as grantors) do grant, bargain, sell and convey unto **Matthew David Morrison and Taylor Morrison** (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 3, according to the Survey of Park Place, Third Addition, as recorded in Map Book 17, page 83, in the Office of the Judge of Probate of Shelby County, Alabama.

\$131,572.00 of the consideration herein was derived from a purchase money mortgage closed simultaneously herewith.

Subject property does not constitute the homestead of the grantor Michael W. Piper or that of his spouse.

The grantor Andy L. Carpenter is one in the same person as the grantee spelled Andy L. Carptenter in Instrument # 1999-52100.

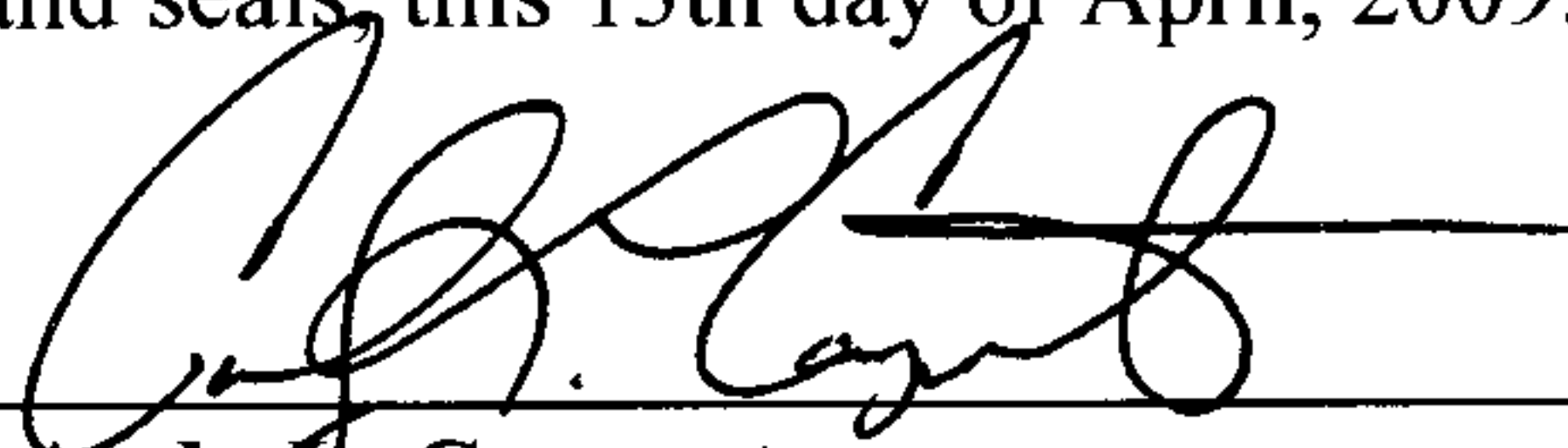
Subject to easements, reservations and restrictions at record

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.

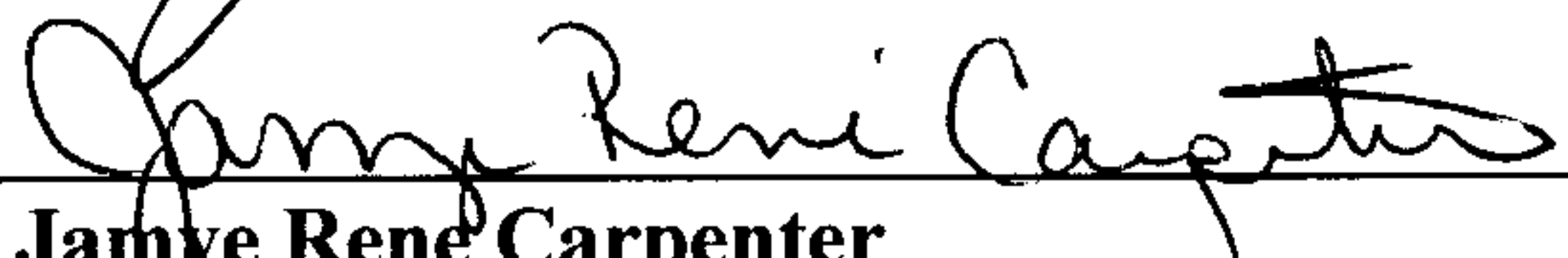
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 13th day of April, 2009. And with Full Authority.

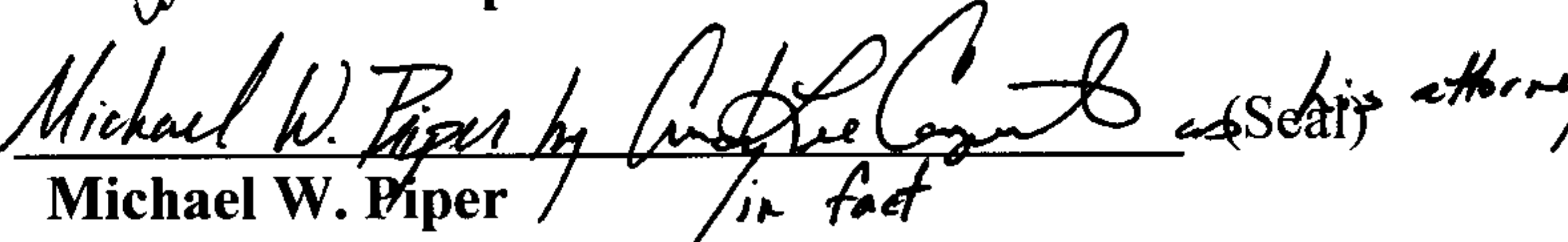
____ (Seal)


____ (Seal)
Andy L. Carpenter

____ (Seal)


____ (Seal)
Jamye Rene Carpenter

____ (Seal)


____ (Seal)
Michael W. Piper

Shelby County, AL 05/12/2009
State of Alabama
Deed Tax : \$2.50

____ (Seal)

STATE OF ALABAMA

}
General Acknowledgment

SHELBY COUNTY

I, **the undersigned**, a Notary Public in and for said County, in said State, hereby certify that **Andy L. Carpenter and wife, Jamye Rene Carpenter and Michael W. Piper, a married man*** whose names are signed to the foregoing conveyance, and who **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. And With Full Authority.
*By and through his attorney in fact Andy Lee Carpenter
Given under my hand and official seal this 13th day of April, 2009.



MY COMMISSION EXPIRES OCTOBER 24, 2011

Notary Public

