

SEND TAX NOTICE TO:

Whitney R. Williams and Corrie D. Williams
2444 Forest Lakes Lane
Sterrett, Alabama 35147

This instrument was prepared by
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219


20090519000189000 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
05/19/2009 03:47:09 PM FILED/CERT

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 Five Hundred dollars & no cents (\$134,500.)**
To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,
Brandon Nelson Morgado and wife, Alice Kidd Morgado(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey
unto **Whitney R. Williams and husband, Corrie D. Williams** (herein referred to as **GRANTEE(S)**), as joint tenants, with right of
survivorship, the following described real estate, situated in **Shelby** County, Alabama, to-wit:

**LOT 547, ACCORDING TO THE MAP AND SURVEY OF FOREST LAKES,
10TH SECTOR, A MAP OR PLAT OF WHICH IS RECORDED IN MAP BOOK
31, PAGES 25 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA, REFERENCE TO SAID MAP OR PLAT BEING HEREBY MADE
IN AID OF AND AS A PART OF THIS DESCRIPTION.**

Subject to: (1) Taxes for the year 2009 and subsequent years (2) Easements, Restrictions, reservations, rights-of-way, limitations, covenants
and conditions of record, if any (3) Mineral and mining rights, if any.

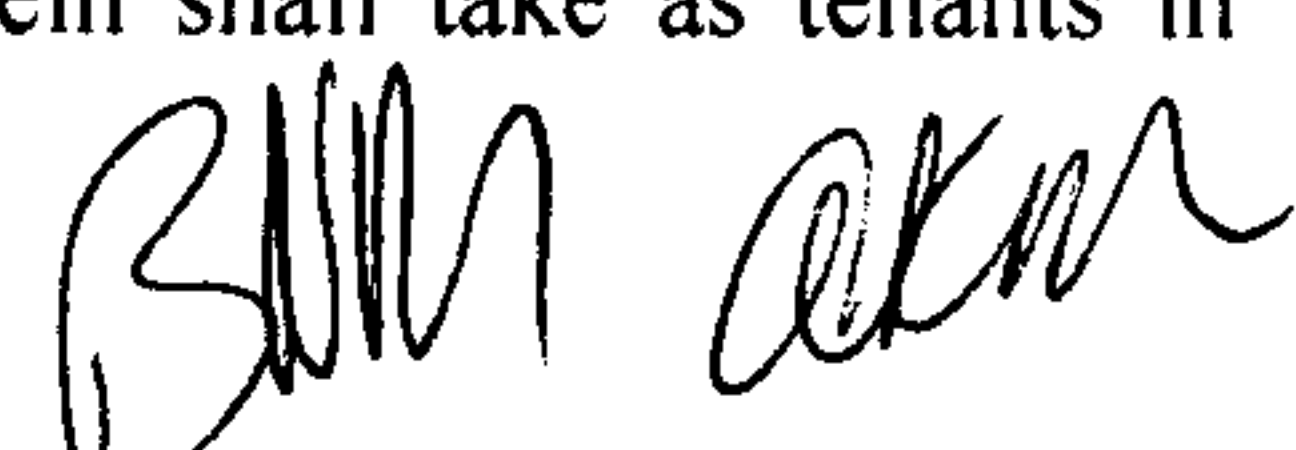
**\$137,244.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed
and recorded simultaneously herewith.**

Subject to:

1. Real estate taxes for the year 2009 and subsequent years, not yet due and payable.
2. Municipal improvements assessments, fire district dues and homeowners' association fees against subject property, if any.
3. Any ownership interest in any oil, gas, and minerals or any rights in connection herewith, and said oil, gas, and mineral interests, and all rights of entry, including the right to mine or extract such oil, gas and mineral interests.
4. Any lien , or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.
5. 8 foot utility easement on Forest Lakes Road; 20 foot easement on rear lot line; both as shown on recorded map.
6. oil, gas and minerals and all other subsurface interest in, to or under the land herein described.
7. Easement to Alabama Power Company as recorded in Book 139, Page 127 and Deed Book 236, Page 829.
8. Right of way to Alabama Power Company as recorded in Deed Book 228, Page 339.
9. Restrictions in favor of Shelby County, Alabama, as recorded in Instrument No. 1997-25449.
10. Easement to Exchange Security Bank as recorded in Book 287, Page 888.

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

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WITH RIGHT OF SURVIVORSHIP



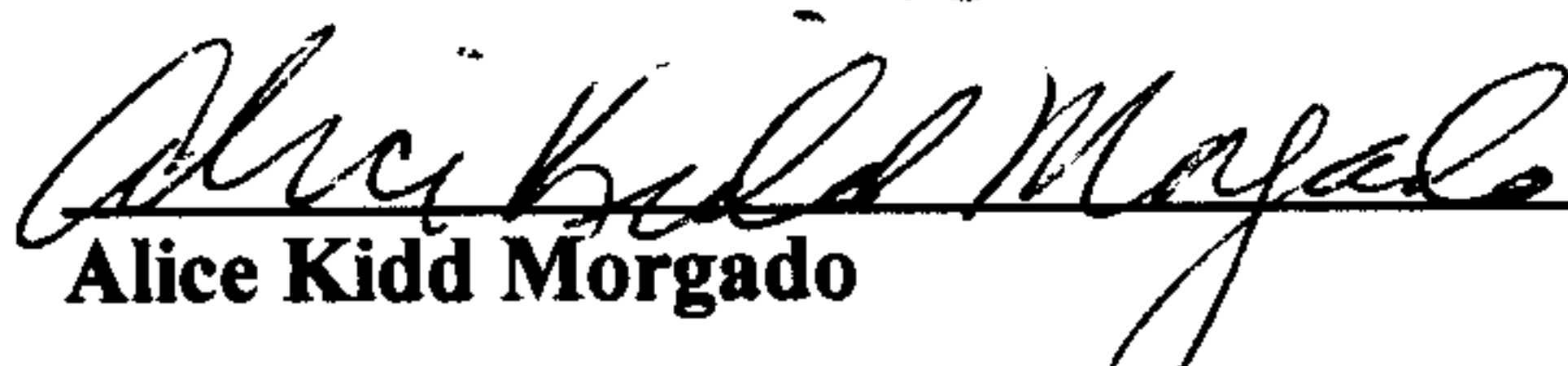
• common.

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, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this **May 8, 2009**.



Brandon Nelson Morgado (Seal)



Alice Kidd Morgado (Seal)

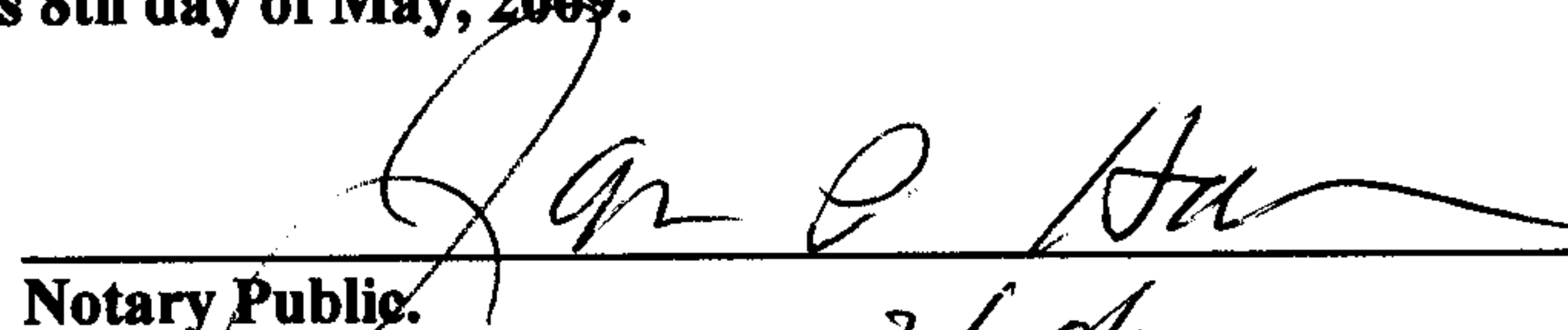
STATE OF ALABAMA

General Acknowledgement

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Brandon Nelson Morgado and wife, Alice Kidd Morgado, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), 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.

Given under my hand and official seal this 8th day of May, 2009.



Notary Public. (Seal)
My Commission Expires: 3/28/2010

