



20090603000210010 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
06/03/2009 09:09:03 AM FILED/CERT

Send tax notice to:

Christopher T. Johnson
330 Chesser Plantation Lane
Chelsea, AL 35043

This instrument prepared by:

Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
SHELBY COUNTY

Shelby County, AL 06/03/2009

State of Alabama

Deed Tax : \$2.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy Two Thousand and 00/100 Dollars (\$172,000.00) in hand paid to the undersigned, **Mary Ann Morton, a single person** (hereinafter referred to as "Grantor") by **Christopher T Johnson** (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 70, according to the Amended Plat of Chesser Plantation, Phase I, Sector I, as recorded in Map Book 31, Page 21 A & B, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Chesser Plantation Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 2002030600010788 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2008 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$170,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

The Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that he is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators
and assigns forever.



20090603000210010 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
06/03/2009 09:09:03 AM FILED/CERT

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this the 22 day of May, 2009.

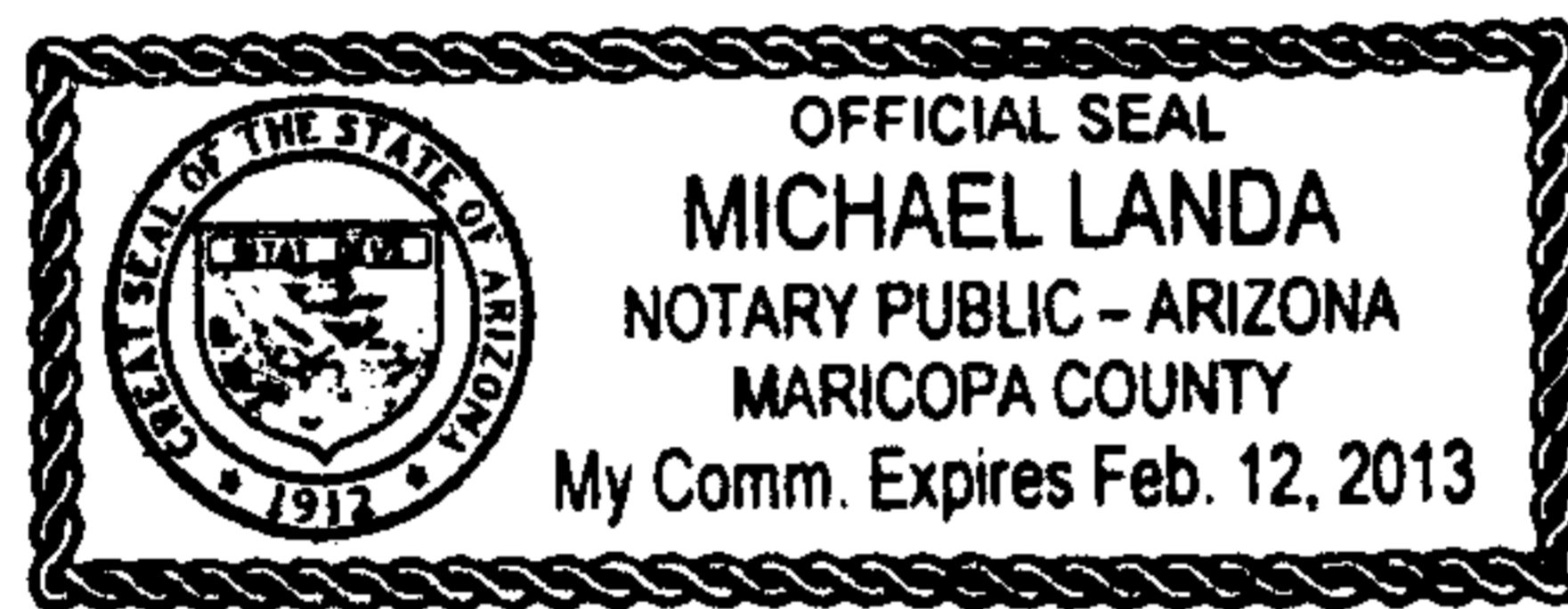

Mary Ann Morton


STATE OF ARIZONA
COUNTY OF MARICOPA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary Ann Morton, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of May, 2009.

(Notary Seal)




Notary Public
Print Name: Michael Landa
Commission Expires: FEB. 12, 2013