

THIS DOCUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. PREPARER MAKES NO REPRESENTATIONS AS TO TITLE.

This instrument was prepared by:
HARRY W. GAMBLE
105 Owens Parkway, Suite B
Birmingham, Alabama 35244

Send tax notice to:

4922 Stoneledge Rd
Birmingham, AL 35242

\$5,000.00

STATE OF ALABAMA
COUNTY OF SHELBY

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED

Know All Men by These Presents: That in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **MILDRED MORTON, AN UNMARRIED PERSON** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **MILDRED MORTON AND JILL MORTON** (herein referred to as grantees, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 40-A, according to the Survey of Southlake Townhomes, Second Addition, as recorded in Map Book 13, page 66, in the Probate Office of Shelby County, Alabama.

Subject to:

- (1) Taxes or assessments for the year 2009 and subsequent years not yet due and payable; (2) Mineral and mining rights not owned by the Grantor (3) All easements, restrictions, covenants, and rights of way of record, including but not limited to (a) Easements and building line as shown on recorded map. (b) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein. (c) Restrictions appearing of record in Real 298, Page 885; Real 298, Page 909; Real 199, Page 367; Real 199, Page 389; Real 204, Page 656; Real 215, Page 499; Real 160, Page 495 and Real 160, Page 492. (d) Right-of-way granted to Alabama Power Company recorded in Real 270, page 110; Real 224, Page 535 and Real 230, Page 792. (e) Agreement with Alabama Power Company recorded in Real 204, Page 664 and Real 215, Page 518.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

To Have And To Hold to 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 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 grantees, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

1st In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this day of March, 2009.



20090817000315420 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
08/17/2009 10:49:59 AM FILED/CERT

Shelby County, AL 08/17/2009

State of Alabama

Deed Tax : \$5.00

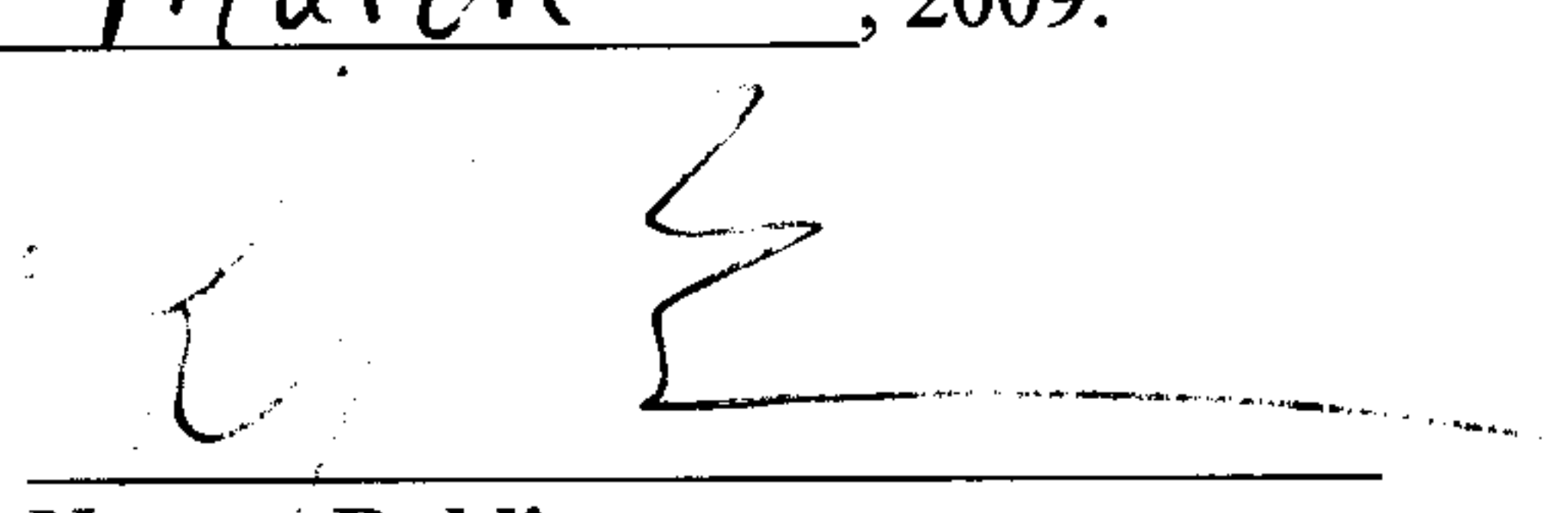
Mildred Morton
MILDRED MORTON

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Harry Gamble, a Notary Public in said and for said County, in said State, hereby certify that, **MILDRED MORTON**, 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of March, 2009.



Notary Public

HARRY GAMBLE
NOTARY PUBLIC
STATE OF ALABAMA
MY COMMISSION EXPIRES FEB. 18, 2012


20090817000315420 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
08/17/2009 10:49:59 AM FILED/CERT