

Prepared by:
MALCOLM S. McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:
Jennifer Britton
4052 Forest Lakes Road
Chelsea, AL 35147

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED THIRTY-TWO THOUSAND AND NO/100 DOLLARS (\$132,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **JOSEPH SCOTT MORRIS, an unmarried man** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **JENNIFER BRITTON** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 525, as recorded to the Map and Survey of Forest Lakes, 10th Sector, as recorded in Map Book 31, pages 25 A & B, in the Probate office of Shelby County, Alabama.

\$134,640.00 of the above-recited purchase price was paid with a purchase money first mortgage recorded simultaneously herewith.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, her heirs and assigns forever.

And said Grantor, for said Grantor, his heirs, successors, executors and administrators, covenants with Grantee, and with her heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and except for any Restrictions, Exceptions, Easements, Agreements and/or Covenants pertaining to the Real Estate of record in the Probate Office of said County; and that Grantor will, and his heirs, executors and administrators shall, warrant and defend the same to said Grantee, and her heirs and assigns, forever against the lawful claims of all persons.

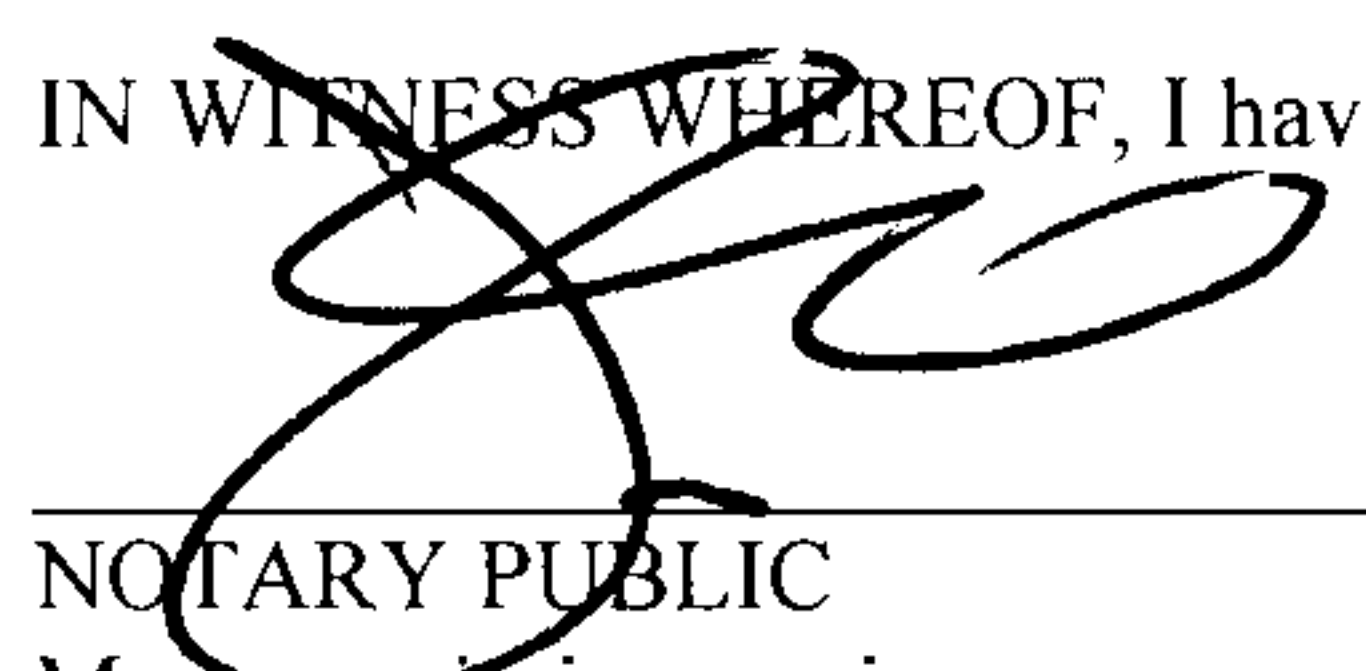
IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal this the 8th day of January, 2010.


JOSEPH SCOTT MORRIS

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **JOSEPH SCOTT MORRIS**, 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 instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8th day of January, 2010.


NOTARY PUBLIC
My commission expires:

MALCOLM S. MCLEOD
Notary Public
STATE OF ALABAMA

NOTARY PUBLIC STATE OF ALABAMA - AT LARGE
MY COMMISSION EXPIRES: Aug 15, 2010
BONDED THRU NOTARY PUBLIC UNDERWRITERS