

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

Send tax notice to:

4616 Lake Valley Dr.
Birmingham AL 35244

STATE OF ALABAMA
COUNTY OF SHELBY



20100422000122740 1/2 \$58.00
Shelby Cnty Judge of Probate, AL
04/22/2010 11:54:17 AM FILED/CERT

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED

Know All Men by These Presents: That in consideration of **TWO HUNDRED EIGHT THOUSAND AND NO/100 DOLLARS (\$208,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **JILL MORTON, A MARRIED PERSON, THE SURVIVING GRANTEE OF THE DEED RECORDED IN INST. NO. 2009-31542, THE OTHER GRANTEE, MILDRED MORTON, HAVING DIED ON OR ABOUT THE 22ND OF SEPTEMBER, 2009, BY AND THROUGH HER DULY AUTHORIZED AGENT AND ATTORNEY IN FACT, HARRY W. GAMBLE,** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **BRICE D. BYRD AND CAROL S. BYRD** (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 2010 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) 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.
 - (b) Right-of-way granted to Alabama Power Company recorded in Real 270, Page 110; Real 224, Page 535 and Real 230, Page 792.
 - (c) Agreement with Alabama Power Company recorded in Real 204, Page 664 and Real 215, Page 518.

This is not the homestead of the married grantor or her spouse.

\$164,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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.

16th In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 16 day of April, 2010.

*Jill Morton, by Harry W. Gamble,
her agent and AIF*

JILL MORTON

**By: HARRY W. GAMBLE, HER
AGENT AND ATTORNEY IN
FACT**

STATE OF ALABAMA
COUNTY OF SHELBY

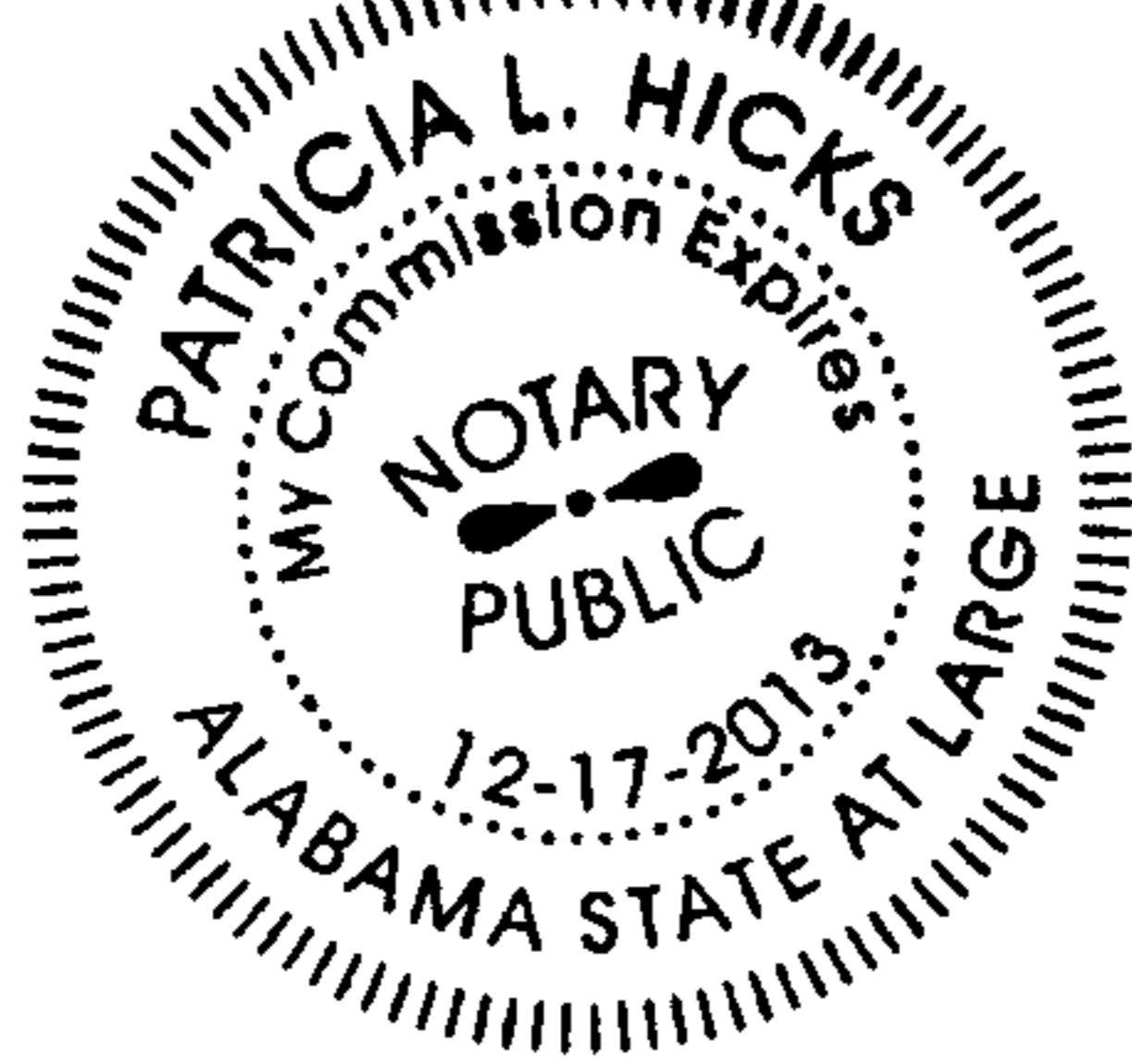
Shelby County, AL 04/22/2010

State of Alabama

Deed Tax : \$44.00

The undersigned, a Notary Public in said and for said County, in said State, hereby certify that **JILL MORTON, BY AND THROUGH HER DULY AUTHORIZED AGENT AND ATTORNEY IN FACT, HARRY W. GAMBLE**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of April, 2010.



Patricia L. Hicks
Notary Public



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