


20100511000148430 1/2 \$16.50
Shelby Cnty Judge of Probate, AL
05/11/2010 02:15:05 PM FILED/CERT

Send tax notice to:

Jason Avello

1314 Whirlaway Circle

Helena, AL 35080

NTC1000138

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Nine Thousand and 00/100 Dollars (\$129,000.00) in hand paid to the undersigned, **Michael H. Morris and Jennifer C. Morris, Husband and Wife**, (hereinafter referred to as "Grantors"), by **Jason Avello** (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 98, according to the Survey of Dearing Downs, First Addition, as recorded in Map Book 6, Page 141, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2010 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$126,663.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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

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

Shelby County, AL 05/11/2010

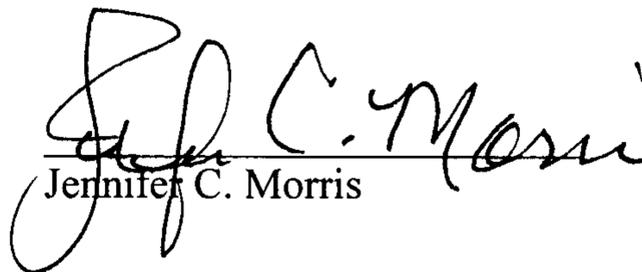
State of Alabama

Deed Tax : \$2.50

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IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 6th day of May, 2010.


Michael H. Morris


Jennifer C. Morris

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael H. Morris and Jennifer C. Morris, Husband and Wife, 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 6th day of May, 2010.

(Notary Seal)




Notary Public
Print Name:
Commission Expires: