



20101229000438960 1/2 \$129.00
Shelby Cnty Judge of Probate, AL
12/29/2010 02:10:29 PM FILED/CERT

510-3317

SEND TAX NOTICE TO:

TAX VALUE: \$114,000.00

3083 Thrasher Ln
Hoover, AL 35244

This Instrument Was Prepared By:

Jack R. Thompson, Jr.
Kracke & Thompson, LLP
2204 Lakeshore Drive, Ste 306
Birmingham, Alabama 35209

THE PREPARER OF THIS QUITCLAIM DEED HAS NEITHER BEEN REQUESTED TO NOR HAS HE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY WHICH IS THE SUBJECT HEREOF NOR HAS THE PREPARER TAKEN ANY STEPS TO REVIEW OR CONFIRM THE ACCURACY OF THE LEGAL DESCRIPTION WHICH WAS FURNISHED TO HIM FOR USE IN PREPARING THIS DEED. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE.

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Dollar and 00/100s Dollars** (~~\$1,000.00~~) ^{\$1.00} to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **FRANK C. MORTON AND WIFE, TAMARA K. MORTON** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **FRANK C. MORTON AND TAMARA K. MORTON**, (herein referred to as grantees), for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY County, Alabama, to wit:

LOT 46, ACCORDING TO THE SURVEY OF AUDUBON FOREST, FIRST ADDITION, AS RECORDED IN MAP BOOK 11, PAGE 122, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

- Subject to ad valorem taxes for the current year and subsequent years.
- Subject to restrictions, reservations, conditions, and easements of record.
- Subject to any minerals or mineral rights leased, granted or retained by prior owners.

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the Dec 20, 2010 day of

Frank C Morton

FRANK C. MORTON

Tamara K. Morton

TAMARA K. MORTON

STATE OF Alabama Telford County ss:

I, Jack R. Thompson Jr. a Notary Public in and for said county in said state, hereby certify that **FRANK C. MORTON AND TAMARA K. MORTON** 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, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 20th day of Dec., 2010.

My Commission Expires: 10/31/2012

[Signature]
Notary Public



(SEAL)