

Sparks Law Firm, LLC
2635 Valleydale Road, Suite 200
Birmingham, AL 35244
Direct: 205-215-8433

Grantees Address:

Cary M. Billings and Louise C. Billings
500 Bayhill Ridge Circle
Hoover, Alabama 35244

STATE OF ALABAMA
COUNTY OF SHELBY

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WARRANTY DEED

WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Four Hundred Forty Five Thousand Five Hundred and No/100ths (\$445,500.00) Dollars, and other good and valuable consideration paid to the undersigned **CHRISTOPHER JAY DORRIS, an unmarried man, and SUSAN C. DORRIS, an unmarried woman**, (herein referred to as "Grantors"), in hand paid by **CARY M. BILLINGS and LOUISE C. BILLINGS, husband and wife**, (herein referred to as "Grantees"), the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantees, during their joint lives 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, all the Grantors' interest in the following-described real estate situated in, **SHELBY COUNTY, ALABAMA**, to-wit:

Lot 27, according to the Survey of Heatherwood Forest, Sector Two, as recorded in Map Book 17, Page 129, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Existing easements, restrictions, set-back lines, right of way, limitations, of record. Mineral and mining rights excepted, not owned by Grantor.
2. Restrictions appearing of record in Instrument #1993-35854, Instrument #1998-45041 and as shown on recorded map.
3. Terms, agreements and right of way to Alabama Power Company as recorded in Instrument #1994-1184.
4. Riparian and other rights created by the fact that the subject property fronts on Acton Creek.
5. Rights of upper and lower riparian owners in and to the natural flow and use of water in creeks, streams, or navigable waters.

TO HAVE AND TO HOLD unto 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 Grantees' heirs and assigns of such survivor forever.

GRANTORS do for Grantors' and Grantors' heirs and assigns forever hereby covenant with GRANTEES that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.



20110128000029660 1/2 \$104.50
Shelby Cnty Judge of Probate, AL
01/28/2011 09:08:33 AM FILED/CERT

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seal on this
27th day of October, 2010.

Christopher Jay Dorris by Juniqua McCluskey
Christopher Jay Dorris, by Juniqua McCluskey, as
his attorney-in-fact *as his attorney in fact*

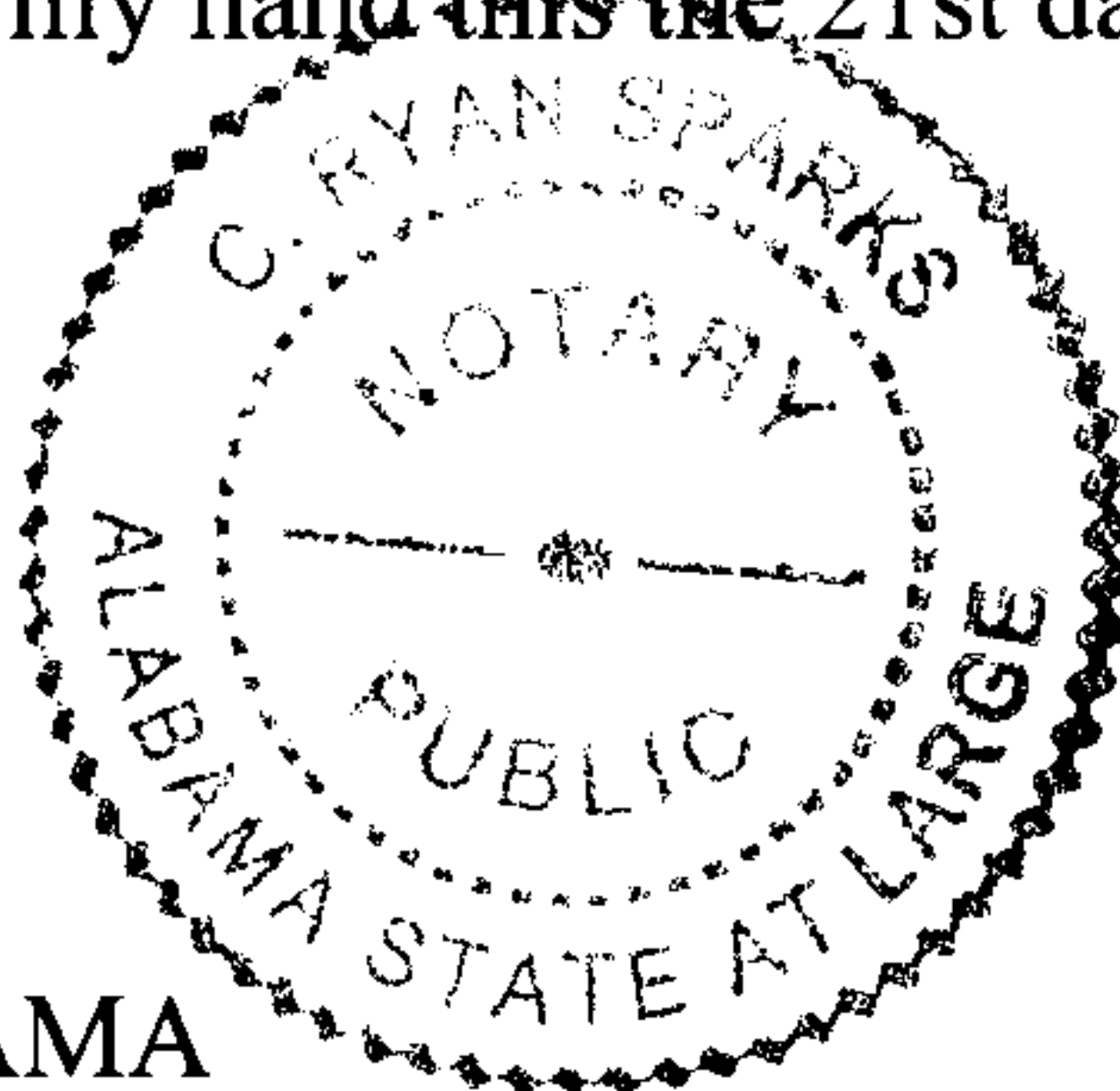
Susan C Dorris
Susan C. Dorris

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, hereby certify that Christopher Jay Dorris, by Juniqua McCluskey, as his attorney in fact, whose name is signed to the foregoing instrument or conveyance, and who is known to me, and with full authority, acknowledged before me on this day that, being informed of the contents of the conveyance, he, by and through said attorney-in-fact, executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand this the 21st day of January, 2011.

(SEAL)



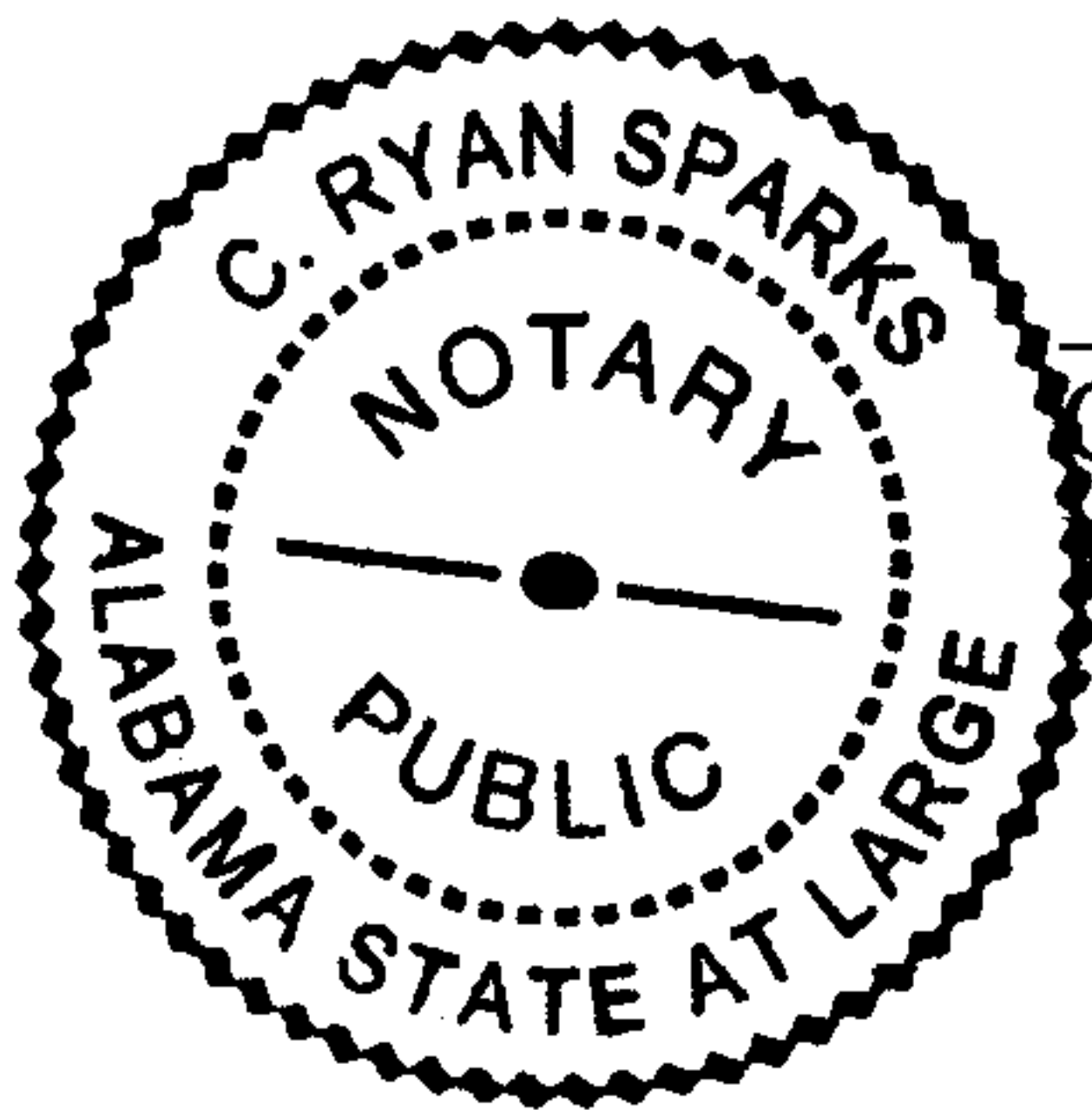
C. Ryan Sparks
C. Ryan Sparks, Notary Public
My commission expires: December 18, 2011

STATE OF ALABAMA
COUNTY OF SHELBY


I, the undersigned authority, a Notary Public, hereby certify that Susan C. Dorris, whose name is signed to the foregoing instrument or conveyance, and who is known to me, and with full authority, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand this the 21st day of January, 2011.

(SEAL)



C. Ryan Sparks
C. Ryan Sparks, Notary Public
My commission expires: December 18, 2011


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