

This instrument prepared by
David A. Bedgood
Bedgood Law Firm, LLC
160 Yeager Parkway Suite 105
Pelham, Alabama 35124

Send Tax notice to:
Brian Morrison
Emily Morrison
203 Red Bay Drive
Maylene, Alabama 35115

THE STATE OF ALABAMA)
COUNTY OF SHELBY)



20111003000291820 1/3 \$76.00
Shelby Cnty Judge of Probate, AL
10/03/2011 12:55:35 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Two hundred ninety thousand and No/100 DOLLARS (\$290,000.00)**, and other valuable considerations to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, **John T. Quartapella and Becky S. Quartapella**, a married couple, (herein referred to as GRANTORS), do hereby GRANT, BARGAIN, SELL AND CONVEY unto Brian Morrison and Emily Morrison, (herein referred to as GRANTEES), their heirs, successors and assigns in fee simple, the following described real estate situated in the County of SHELBY, and State of Alabama, to-wit:

Lot 50, according to the Survey of Lake Forest, Sixth Sector as recorded in Map Book 36 page 35A & B, in the Probate Office of Shelby County, Alabama.

\$232,000.00 of the purchase price paid herein was paid with a mortgage filed simultaneously herewith.

Source of Title: Instrument number 20060901000434120

Subject to:

1. (a) Taxes or special assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records;(b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. Any mineral or mineral rights leased, granted or retained by current or prior owners.

Shelby County, AL 10/03/2011
State of Alabama
Deed Tax:\$58.00

6. Taxes and assessments for the year 2011 and subsequent years, not yet due and payable.
7. Covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is not permitted by applicable law.
8. Building setback lines and easements as shown on recorded plat.
9. Declaration of Protective covenants for Lake Forest Sixth Sector as recorded in Instrument 20040325000153270 in the office of the Judge of Probate of Shelby County, Alabama.
10. Articles of Incorporation of Lake Forest Residential Association, Inc., as recorded in Instrument number 1998-28389 in the office of the Judge of Probate of Shelby County, Alabama.
11. Right of way granted to Alabama Power Company recorded in Deed Book 239, page 881, Deed Book 219 page 127, Deed Book 150, page 89, and in Deed Book 124 page 474, in the office of the Judge of Probate of Shelby County, Alabama.
12. Agreement between the Alabama Water Board and BW & MMC, LLC as recorded in Instrument number 2002-03036, in the office of the Judge of Probate of Shelby County, Alabama.
13. Right of Way to Shelby County recorded in deed book 155 page 437 and deed book 216, page 517 in the office of the Judge of Probate of Shelby County, Alabama.
14. Restrictive covenants and Grant of Land Easement to Alabama Power Company as recorded in Instrument number 20040910000505420 and in Instrument number 20040910000506250.
15. Sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may or hereafter exist or occur or cause damage to the subject property.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs, successors and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs, successors and assigns, that they (are) lawfully seized in fee simple of the aforementioned premises, that it is free from all encumbrances, except as hereinabove provided, they have a good right to sell and convey the same to the said GRANTEE(S), their heirs, successors and assigns forever, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs, successors and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.



20111003000291820 2/3 \$76.00
Shelby Cnty Judge of Probate, AL
10/03/2011 12:55:35 PM FILED/CERT

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 23rd day of September 2011.

WITNESS:

[Signature]

[Signature] (L.S.)
John F. Quartapella

[Signature]

[Signature] (L.S.)
Becky S. Quartapella

THE STATE OF KENTUCKY)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said State and County, John T. Quartapella, whose name is signed to the foregoing and who is known to me acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23 day of September 2011.

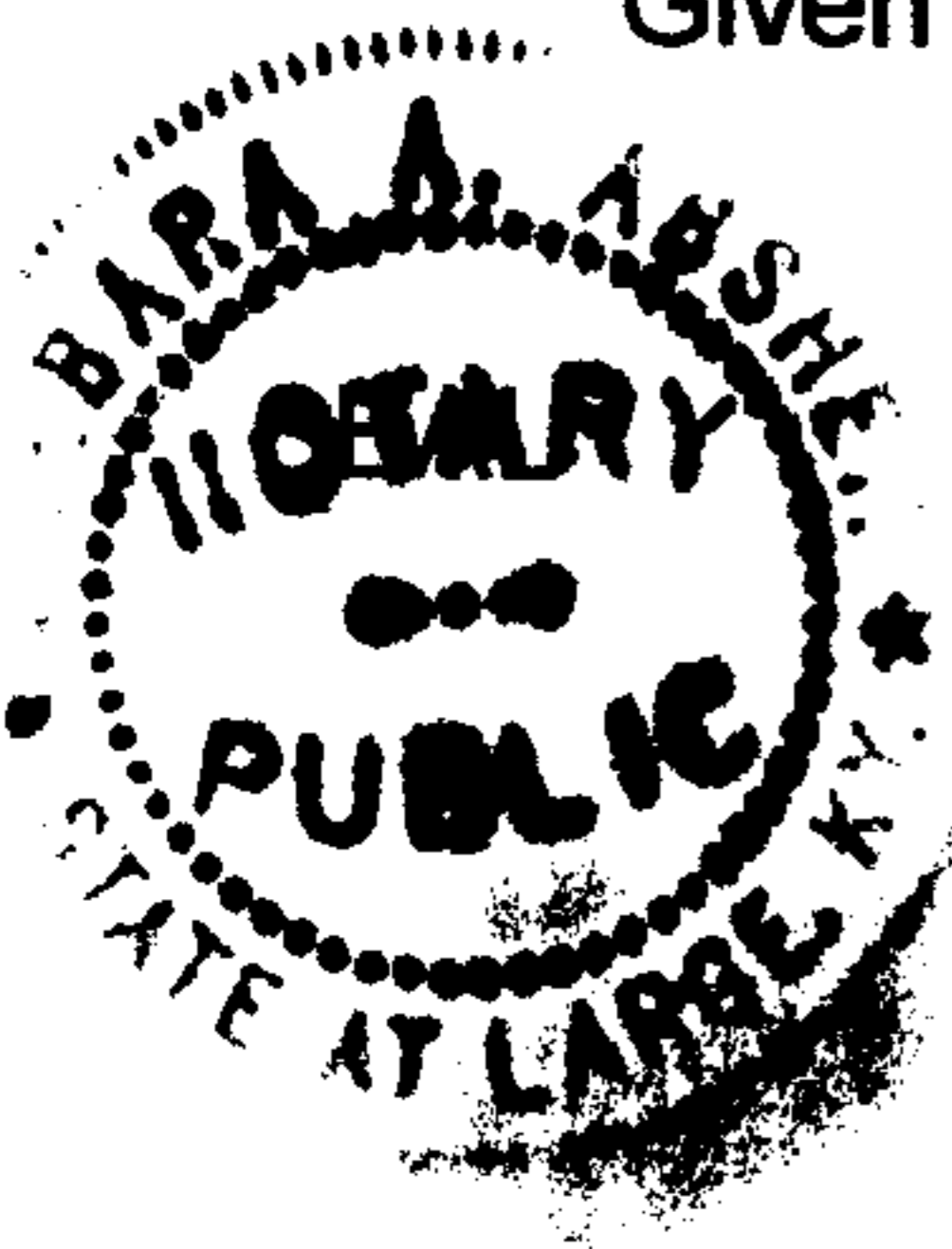


[Signature]
Notary Public
My Commission Expires 11-8-12

THE STATE OF KENTUCKY)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said State and County, Becky S. Quartapella, whose name is signed to the foregoing and who is known to me acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23 day of September 2011.



[Signature]
Notary Public
My Commission Expires 11-8-12



20111003000291820 3/3 \$76.00
Shelby Cnty Judge of Probate, AL
10/03/2011 12:55:35 PM FILED/CERT