

This instrument was prepared by:
Kracke & Thompson, LLP
2204 Lakeshore Drive, Ste 306
Birmingham, AL 35209

Send Tax Notice To:
Eugene Grater and Mary Ann Grater
100 Wild Timber Way
Pelham, AL 35124

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$265,000.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Brenda Sellers Pommer, formally known as Brenda S. Morgan, Trustee under The Morgan Living Trust dated November 16, 2004; Co-Trustee Ronald D. Morgan having died on October 1, 2008 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Eugene Grater and Mary Ann Grater (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the 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 noted 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.

Note; \$ 0 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 9th day of July, 2012.

THE MORGAN LIVING TRUST

BY: Brenda Sellers Pommer, Trustee
Brenda Sellers Pommer, Trustee

State of Alabama
Shelby County

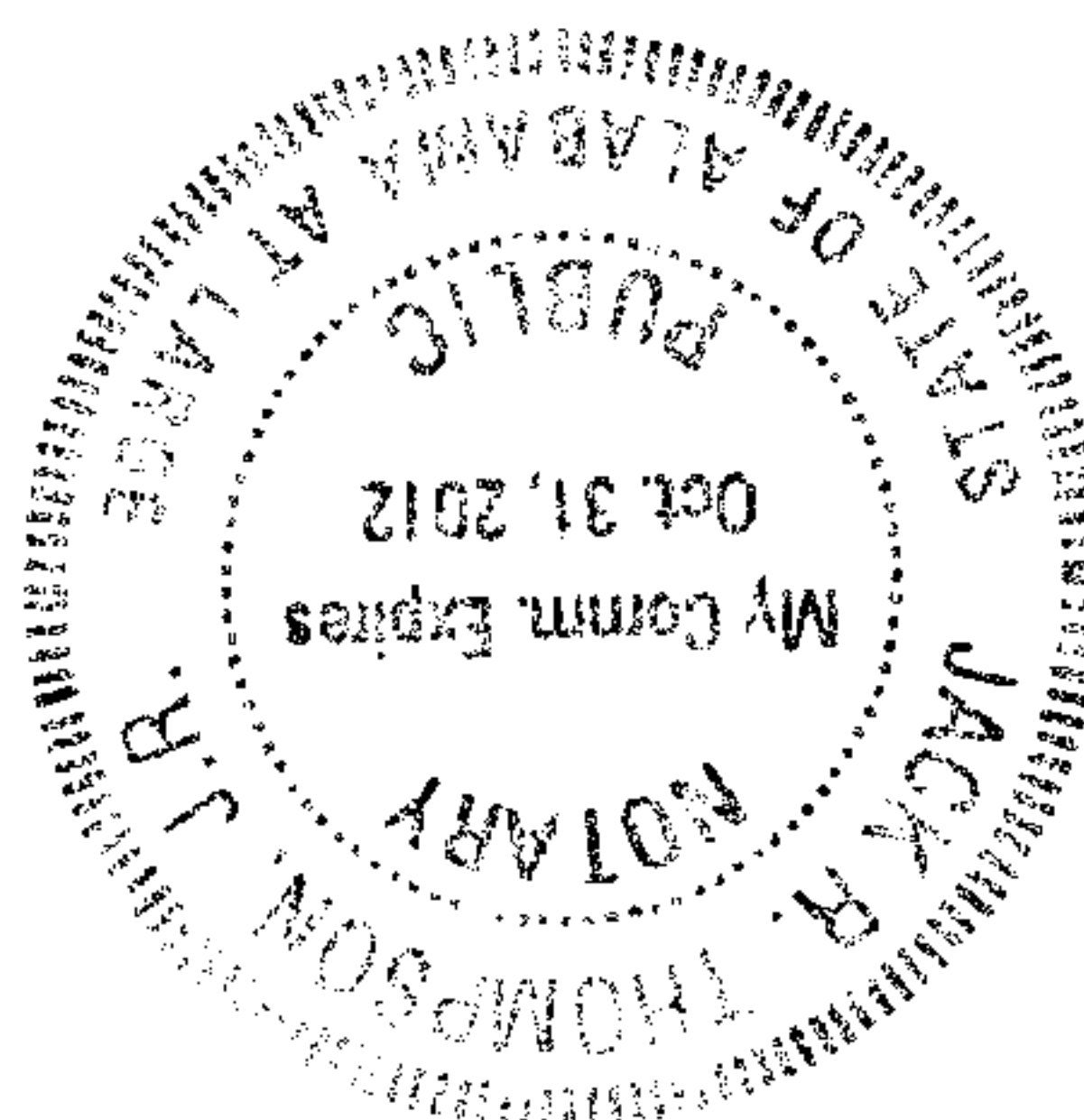
I, the undersigned, a notary for said County and in said State, hereby certify that Brenda Sellers Pommer whose name as Trustee of The Morgan Living Trust are signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, in her capacity as such Trustee of the Trust, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 9th day of July, 2012.

Shelby County, AL 07/12/2012
State of Alabama
Deed Tax: \$265.00

Notary Public

Commission Expires: 10/31/2012



S12-1692

512-1692

EXHIBIT "A"
Legal Description

Lot 141, according to the final plat of Wild Timber, Phase 1, as recorded in Map Book 31, Page 59, in the Probate Office of Shelby County, Alabama.


20120712000248010 2/2 \$280.00
Shelby Cnty Judge of Probate, AL
07/12/2012 10:23:10 AM FILED/CERT