

# Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

JOINTLY FOR LIFE  
WITH REMAINDER TO SURVIVOR

**Know all Men by these Presents:** That, in consideration of Two Hundred Thirty Two Thousand Five Hundred Dollars (\$232,500.00) and other good and valuable consideration to them in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **GREGORY A. STROZIER AND MARY E. STROZIER, Husband and Wife** (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **RICHARD P. MORRIS AND ELIZABETH W. MORRIS** (herein referred to as "Grantees") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Pelham, Shelby County, Alabama, to-wit:

Lot 190, according to a Resurvey of Lot 190, Weatherly Sector 2, Phase 1, as recorded in Map Book 18, Page 136, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals rights.

**\$ 194,906.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.**


**To Have and To Hold** the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

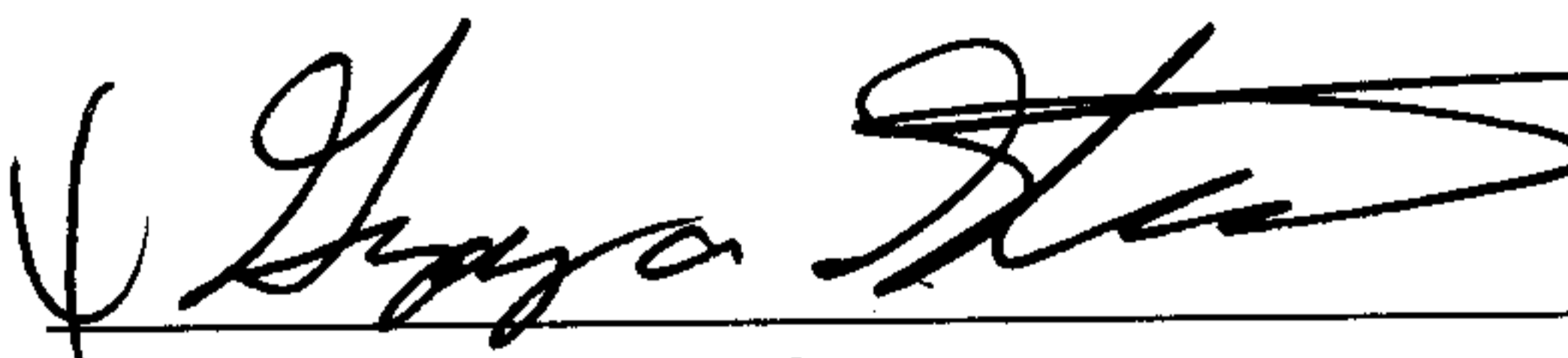
And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall **Warrant and Defend** the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.




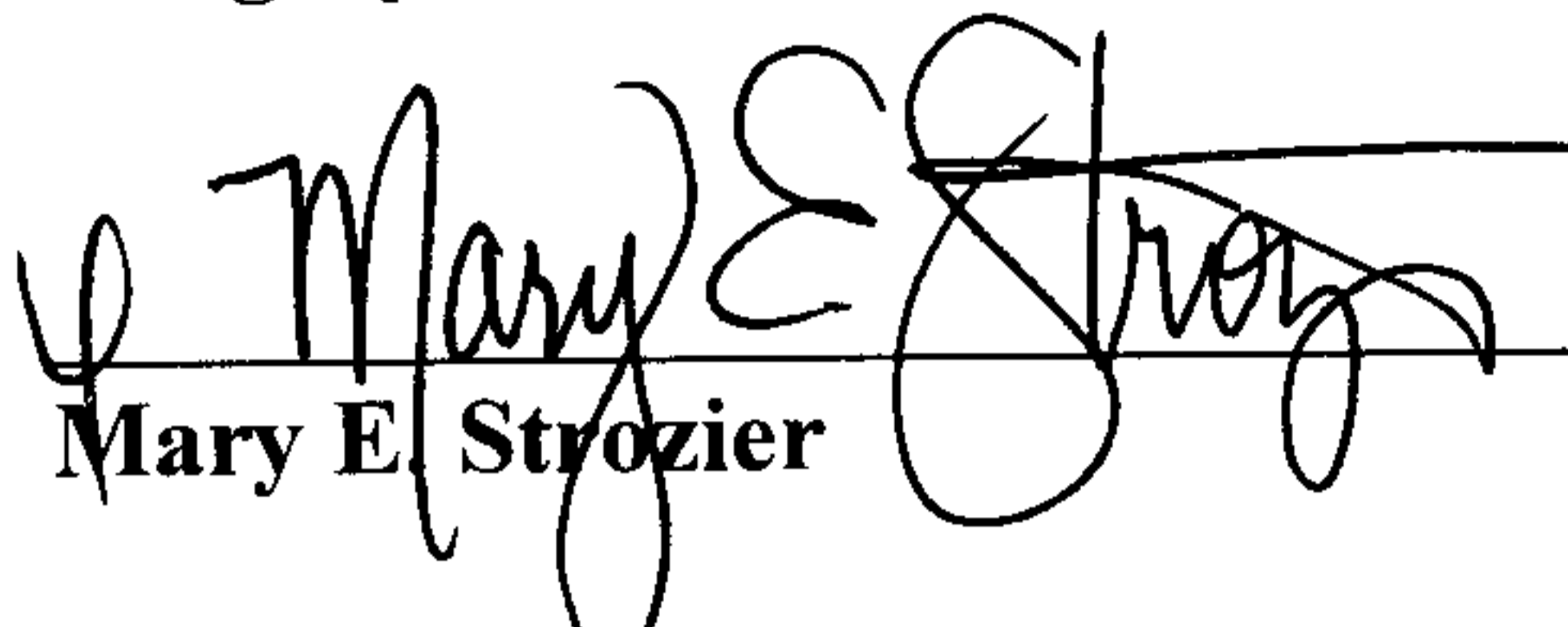
20130104000006880 1/3 \$56.00  
Shelby Cnty Judge of Probate, AL  
01/04/2013 02:19:41 PM FILED/CERT

In Witness Whereof, the said Grantors have set their hands and seals this 31st day of December, 2012.

  
\_\_\_\_\_  
WITNESS

  
\_\_\_\_\_  
Gregory A. Strozier {L.S.}

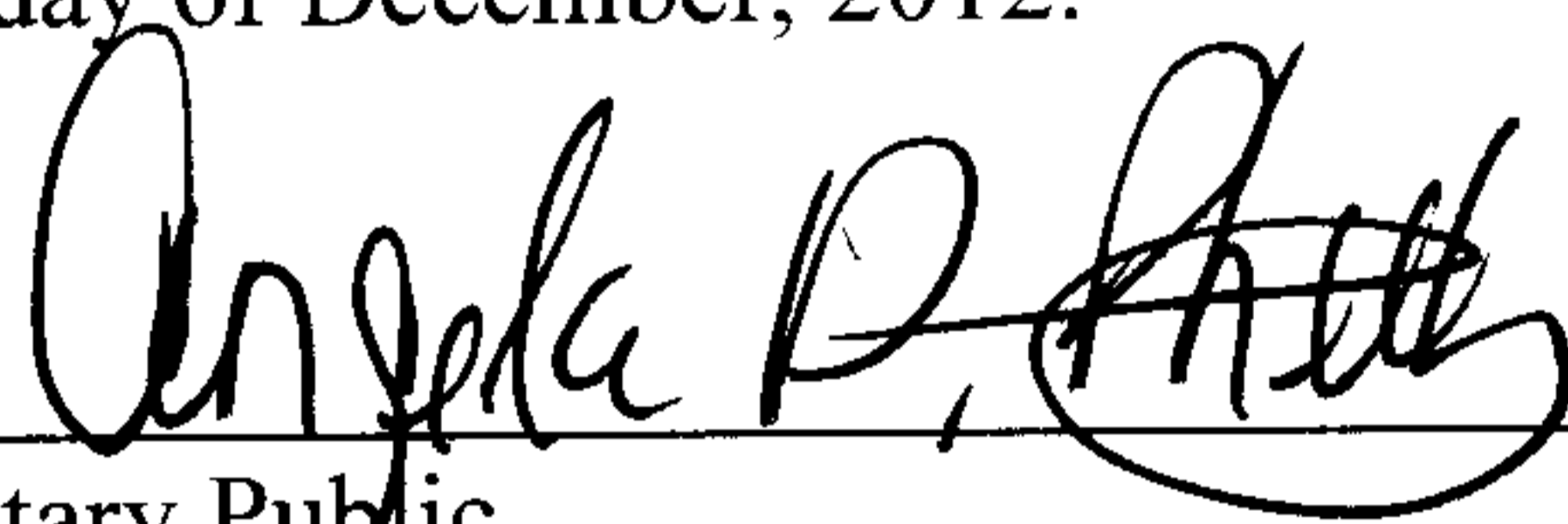
  
\_\_\_\_\_  
WITNESS

  
\_\_\_\_\_  
Mary E. Strozier {L.S.}

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **Gregory A. Strozier and Mary E. Strozier**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 31st day of December, 2012.

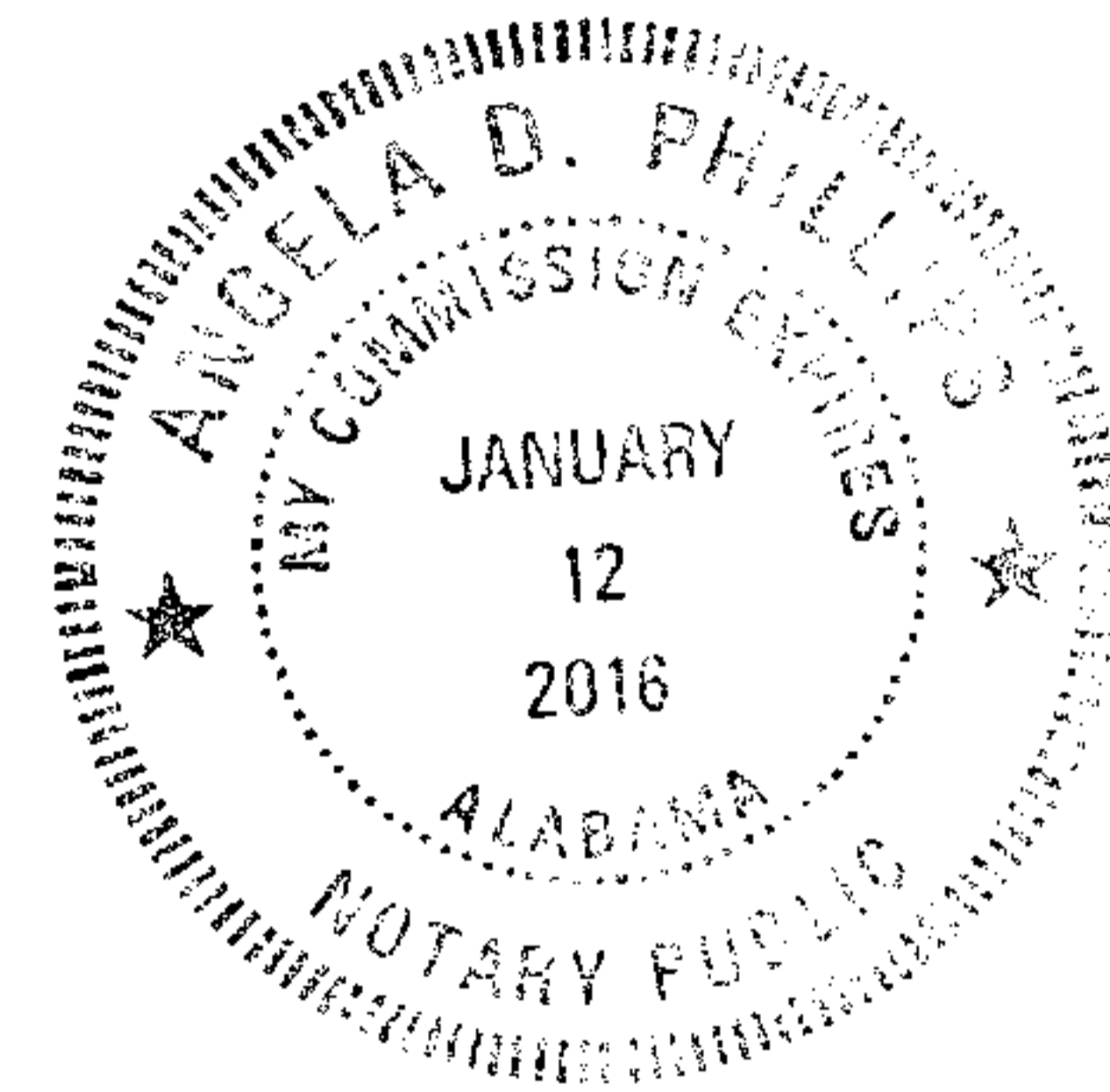
  
\_\_\_\_\_  
Notary Public  
My commission expires 01/12/2016


**SEND TAX NOTICE TO:**

Richard P. Morris  
116 Weatherly Way  
Pelham, AL 35124

**THIS INSTRUMENT PREPARED BY:**

Rodney S. Parker  
Attorney at Law  
300 Vestavia Parkway, Suite 2300  
Birmingham, AL 35216  
File # 2012-12-2317



  
20130104000006880 2/3 \$56.00  
Shelby Cnty Judge of Probate, AL  
01/04/2013 02:19:41 PM FILED/CERT

Shelby County, AL 01/04/2013  
State of Alabama  
Deed Tax: \$38.00



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Gregory A. Strozier
Mailing Address 108 Hampton Cove
Pelham, AL 35124

Grantee's Name Richard P. Morris
Mailing Address 116 Weatherly Way
Pelham, AL 35124

Property Address 116 Weatherly Way
Pelham, AL 35124

Date of Sale 12/31/12
Total Purchase Price \$ 232,500.00
or
Actual Value \$
or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale Appraisal
Sales Contract Other
Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 12/31/12
Unattested (verified by)

Print Gregory A. Strozier
Sign (Grantor/Grantee/Owner/Agent) circle one