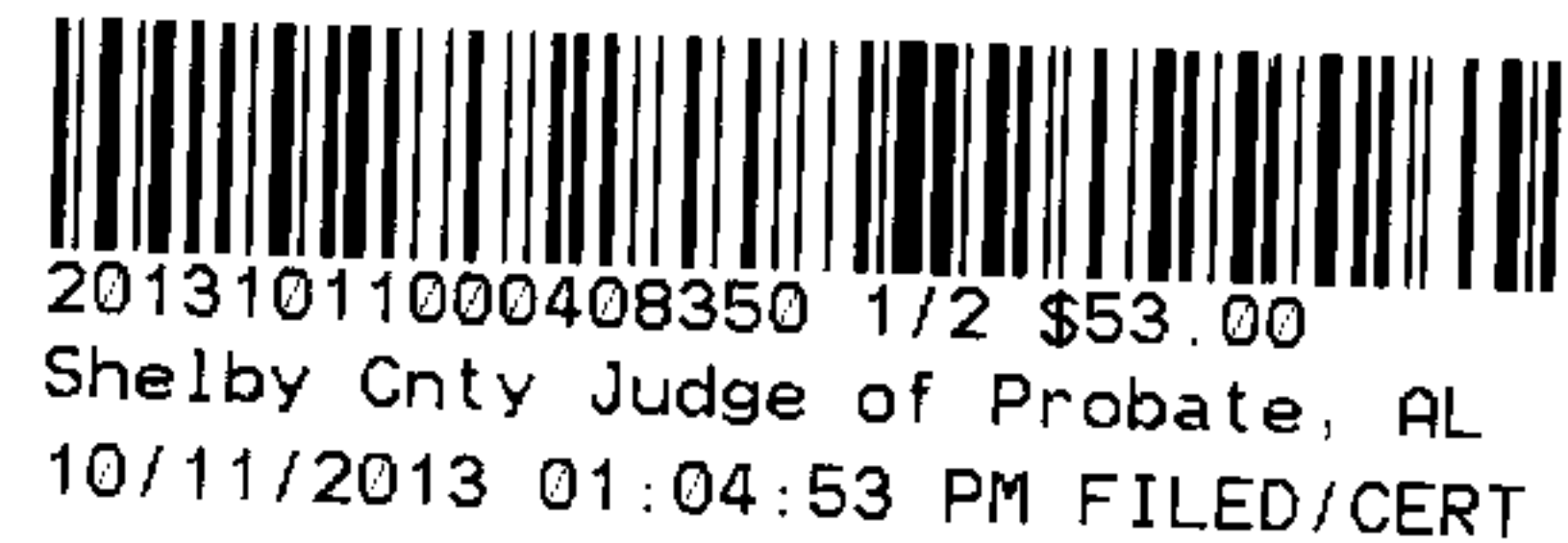


This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr.,
LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
Kellie Denise Morrison
151 Village Lane
Pelham, AL 35124



Warranty Deed

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

That in consideration of \$179,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we David H. Juhola and Saundra F. Juhola by David H. Juhola her Attorney-in-Fact, Husband and Wife, whose mailing address is f 6829 SW 11th Loop Ocala, FL 34476 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Kellie Denise Morrison, whose mailing address is 151 Village Lane Pelham AL 35124 (herein referred to grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 151 Village Lane, Pelham, AL 35124; 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 to said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from 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; \$143,200.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, David H. Juhola and Saundra F. Juhola by David H. Juhola her Attorney-in-Fact, Husband and Wife has/have hereunto set his/her/their hand(s) and seal(s) , this 3rd day of October, 2013.

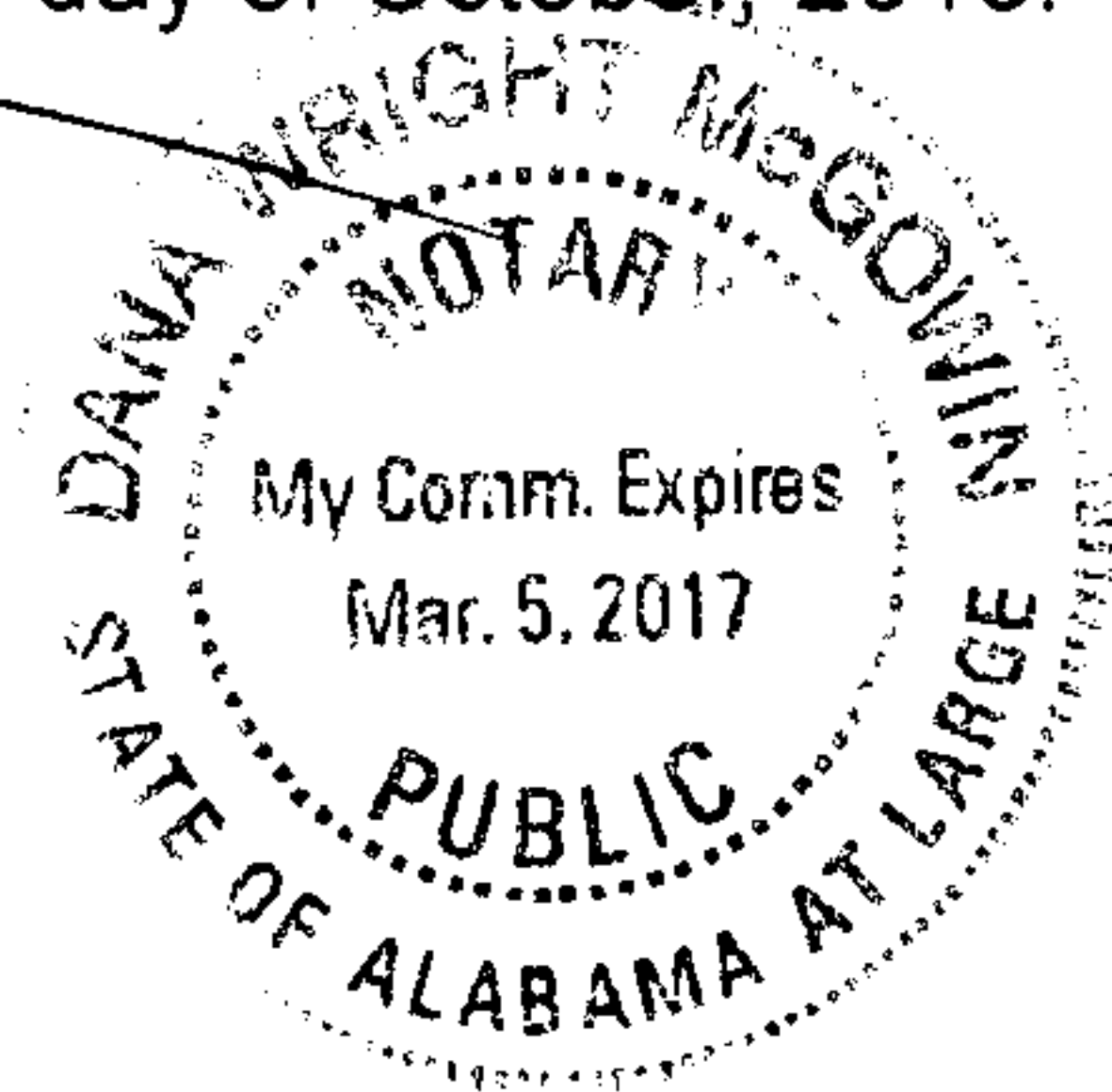
[Signature]
David H. Juhola
[Signature]
Saundra F. Juhola by David H. Juhola her Attorney-in-Fact

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that David H. Juhola whose name individually and as Attorney in Fact for Saundra F. Juhola is 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, he, individually and in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 3rd day of October, 2013.

[Signature]
Notary Public
Commission Expires: 3/5/17



Shelby County, AL 10/11/2013
State of Alabama
Deed Tax: \$36.00

EXHIBIT "A"
Legal Description

Lot 31, according to the Survey of Final Plat of High Ridge Village, Phase 6, as recorded in Map Book 30, Page 114, in the Probate Office of Shelby County, Alabama.


20131011000408350 2/2 \$53.00
Shelby Cnty Judge of Probate, AL
10/11/2013 01:04:53 PM FILED/CERT