

THIS INSTRUMENT WAS PREPARED BY:

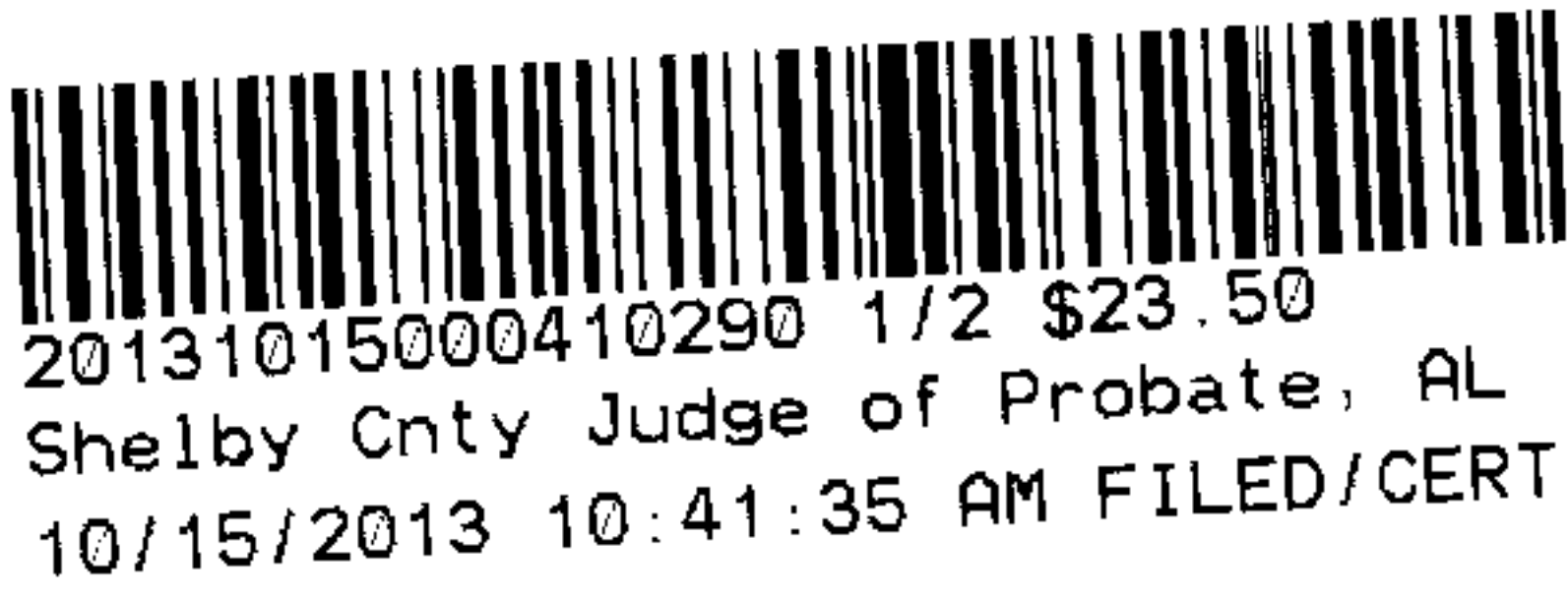
ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:
Merry Homes, LLC
270 Doug Baker Blvd., Ste 700-355
Birmingham, AL 35242

STATE OF ALABAMA
JEFFERSON COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,



That in consideration of One hundred thousand and 00/100 (\$100,000.00) Dollars (of which amount \$95,960.00 is paid from the proceeds of a purchase money mortgage executed and recorded simultaneously herewith) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Andrea Lynn Bush nka Andrea L. Morriss, a married woman Individually as Devisee of the Estate of Rupert Holland Cartwright, and as Personal Representative of the Estate of Rupert Holland Cartwright, Case No. PR 2013 475, Shelby County, Alabama Probate Court (herein referred to as grantors) do grant, bargain, sell and convey unto Merry Homes, LLC(herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Lot 43, according to the Amended Map of the Resurvey of Final Plat, Phase III, Stratford Place, as recorded in Map Book 14, Page 38, in the Probate Office of Shelby County, Alabama.

Andrea Lynn Bush is one and the same person as Andrea L. Morriss.

Rupert Holland Cartwright was the surviving grantee of that certain deed dated March 18, 1994, and recorded in Instrument # 1994/5791; the other grantee, Angela M. Cartwright, having died on January 8, 2009.

This property is not the homestead of the grantor, nor of her spouse.

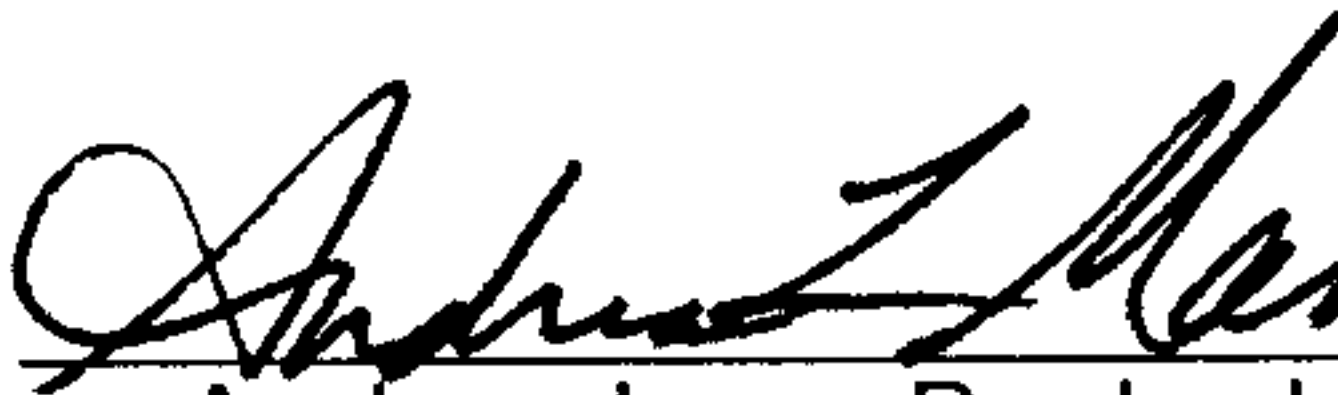
Subject to all rights of way, easements, covenants, mineral and mining rights, and restrictions of record.
Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEE.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his (her) 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 GRANTEE, his (her) heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this October 11, 2013

 (SEAL)
Andrea Lynn Bush nka Andrea L. Morriss, Individually as Devisee

 (SEAL)
Andrea Lynn Bush nka Andrea L. Morriss, as Personal Representative of the Estate of Rupert Holland Cartwright

STATE OF ALABAMA
JEFFERSON COUNTY

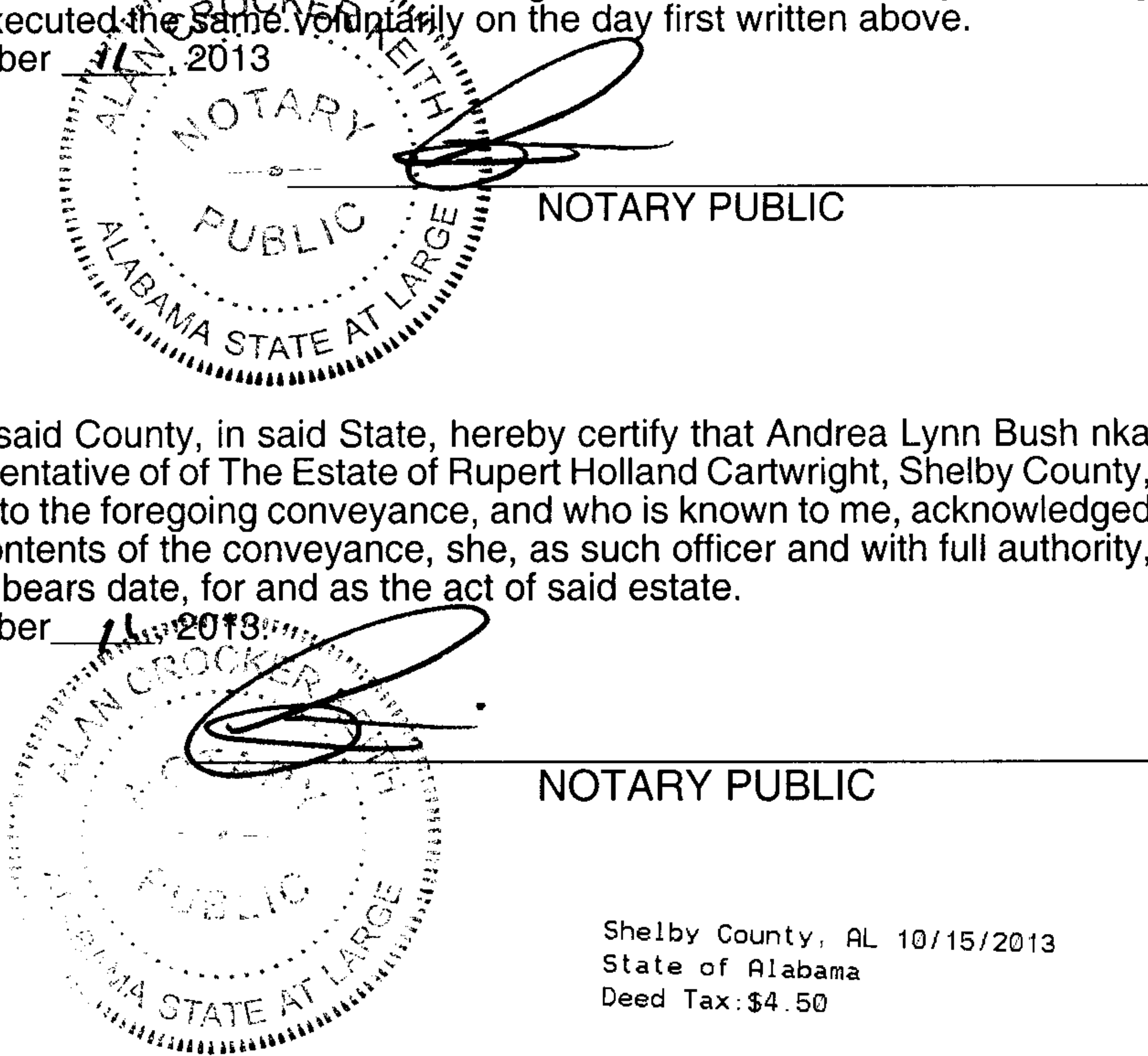
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andrea Lynn Bush nka Andrea L. Morriss, a married woman, Individually and as Devisee of the Estate of Rupert Holland Cartwright, whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they, executed the same voluntarily on the day first written above.
Given under my hand and official seal on October 11, 2013

My commission expires: 3/20/16

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andrea Lynn Bush nka Andrea L. Morriss, whose name as Personal Representative of of The Estate of Rupert Holland Cartwright, Shelby County, Alabama Probate Case No. PR 2013 475, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, as such officer and with full authority, executed the same voluntarily on the day the same bears date, for and as the act of said estate.
Given under my hand and official seal on October 11, 2013

My commission expires: 3/20/16



Shelby County, AL 10/15/2013
State of Alabama
Deed Tax: \$4.50

Real Estate Sales Validation Form

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

Grantor's name: Andrea Lynn Bush nka Andrea L. Morriss, Individually and as Personal Representative of the Estate of Rupert Holland Cartwright
Mailing address: 119 Stratshire Ln, Pelham, AL
Property address:
119 Stratshire Ln, Pelham, AL 35124

Grantee's name: Merry Homes, LLC
Mailing address: 270 Doug Baker Blvd., Ste 700
355, Bham, AL 35242
Date of Sale: October 11, 2013
Total Purchase Price \$100,000.00

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
☒ Sales contract
☒ Closing statement

☐ Appraisal
Other _____

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 estate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 Section 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 Section 40-22-1 (h).

Date: October 11, 2013

Print name: Andrea Lynn Bush nka Andrea L. Morriss, Individually and as Personal Representative of the Estate of Rupert Holland Cartwright

Unattested _____
(Verified by)

Sign: _____
(Grantor)

20131015000410290 2/2 \$23.50
Shelby Cnty Judge of Probate, AL
10/15/2013 10:41:35 AM FILED/CERT