

WARRANTY DEED

20131031000430310 1/1 \$20.00
Shelby Cnty Judge of Probate, AL
10/31/2013 10:16:46 AM FILED/CERT

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
Luke A. Henderson, LLC
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Heather M. Feltman
109 Sunset Ln.
Calera, AL 35040

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Eighteen Thousand Nine Hundred and 00/100 Dollars (\$118,900.00), to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Stephen B. Morgan and wife, **Cheryl Duke Morgan** (herein referred to as Grantors) do grant, bargain, sell and convey unto **Heather M. Feltman** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 133, according to the Survey of Summerchase Phase 3, as recorded in Map Book 25, Page 65, in the Probate Office of Shelby County, Alabama.

Cheryl Duke Morgan is one and the same person as Cheryl Duke.

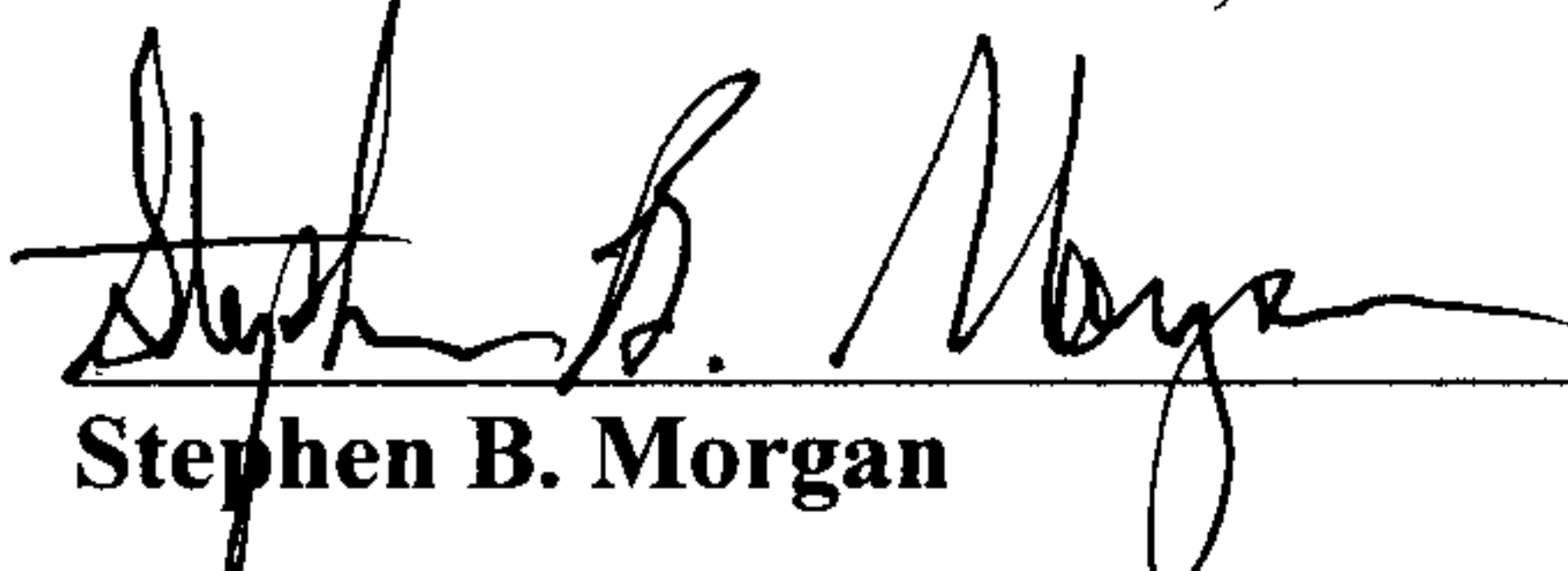
\$112,955.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

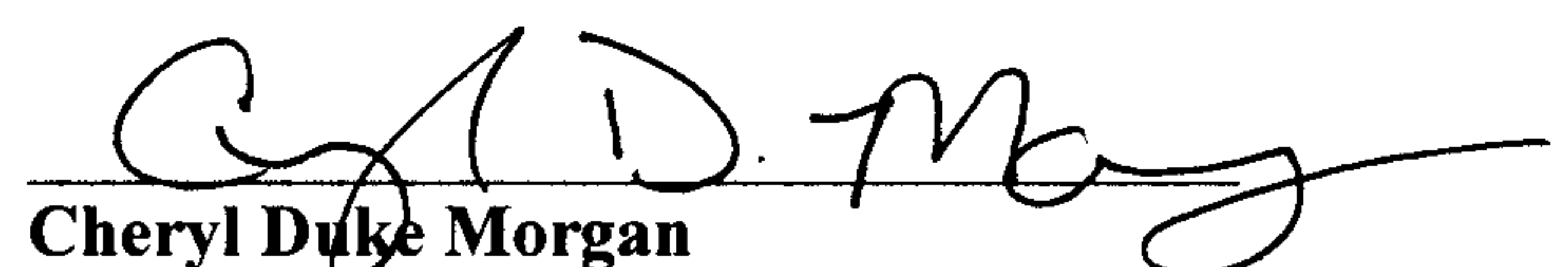
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, his heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this October 10, 2013.

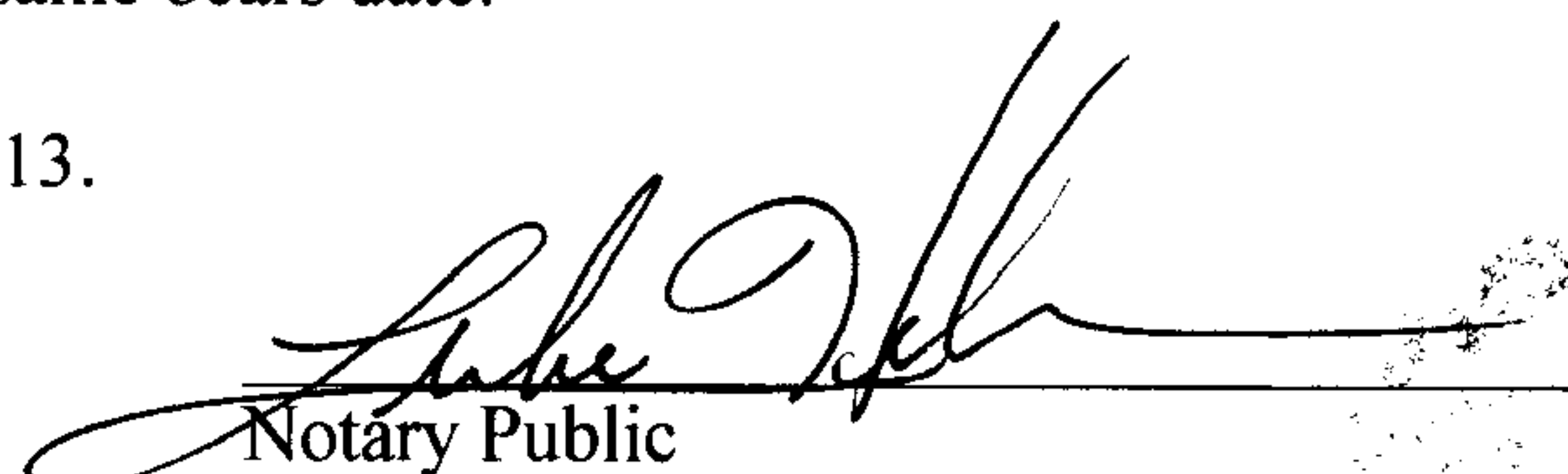

Stephen B. Morgan


Cheryl Duke Morgan

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Stephen B. Morgan and wife, Cheryl Duke Morgan whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this October 10, 2013.


Notary Public

My Commission Expires: 7/26/16

Grantor's Address:
1906 Rock School Rd
Harpersville, AL 35040
Property Address:
109 Sunset Lne
Calera, AL 35040

The consideration recited above is
the contract sales price.

Shelby County, AL 10/31/2013
State of Alabama
Deed Tax: \$6.00