



20140805000242190 1/2 \$140.00
Shelby Cnty Judge of Probate, AL
08/05/2014 11:59:04 AM FILED/CERT

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:
Clay A. Morris & Bridget S. Morris
4116 Ashington Drive
Birmingham, AL 35242

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$423,000.00, 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 Kenneth D. Fuqua and Janice M. Fuqua, husband and wife, whose mailing address is 2730 Highland Court So. Bham, AL 35205 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Clay A. Morris and Bridget S. Morris, whose mailing address is 4116 Ashington Drive, Birmingham, AL 35242 (herein referred to grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, the address of which is 4116 Ashington Drive, Birmingham, AL 35242; 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 restrictions, reservations, covenants, 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 GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

Note; \$300,000.00 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 30th day of July, 2014.

2 3 4

Garrett M. T.

Janice M. Fuqua

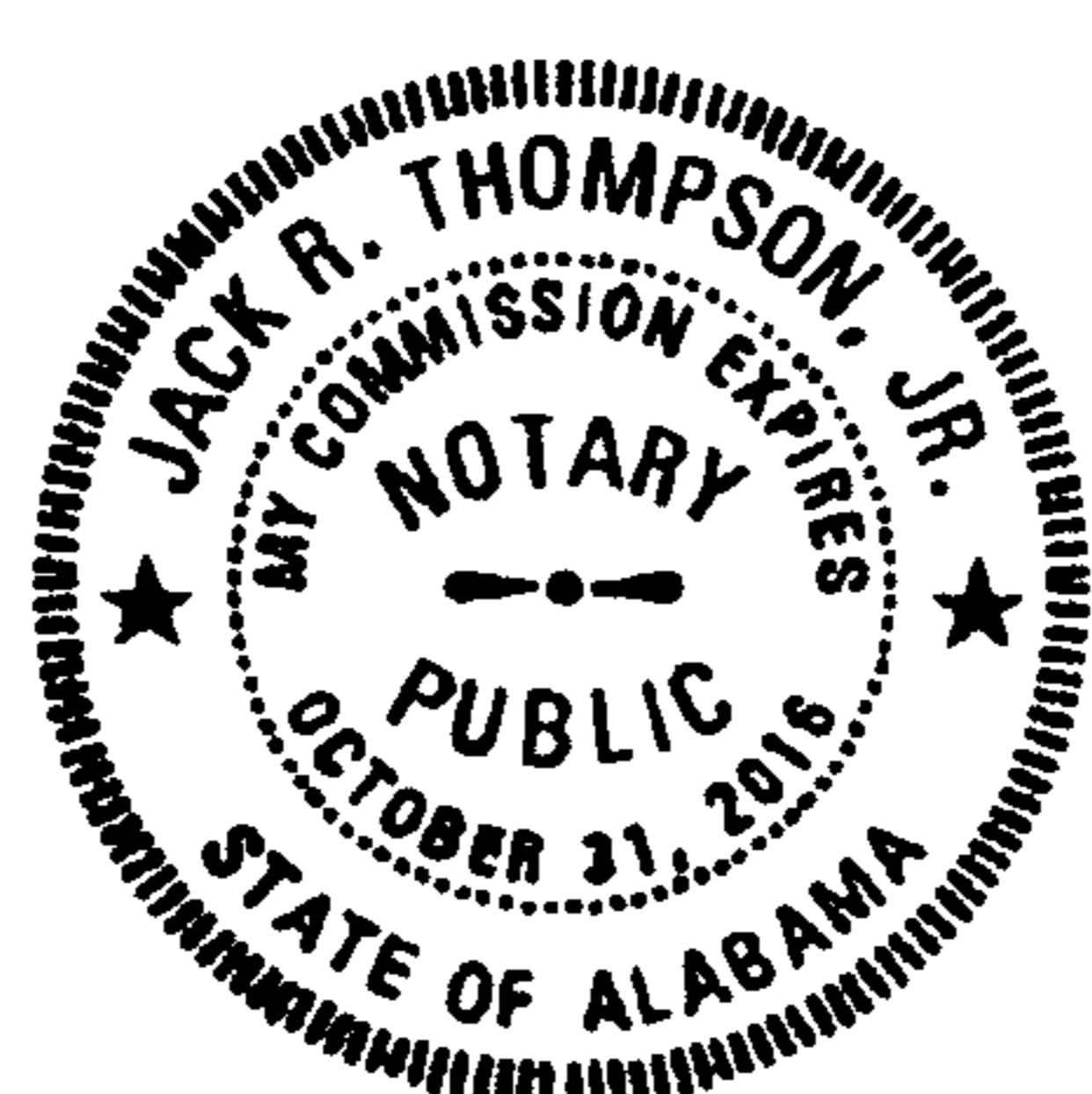
Janice M. Fuqua

State of Alabama Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Kenneth D. Fuqua and Janice M. Fuqua, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 30th day of July, 2014.

Notary Public
Commission Expires: 10/31/2016

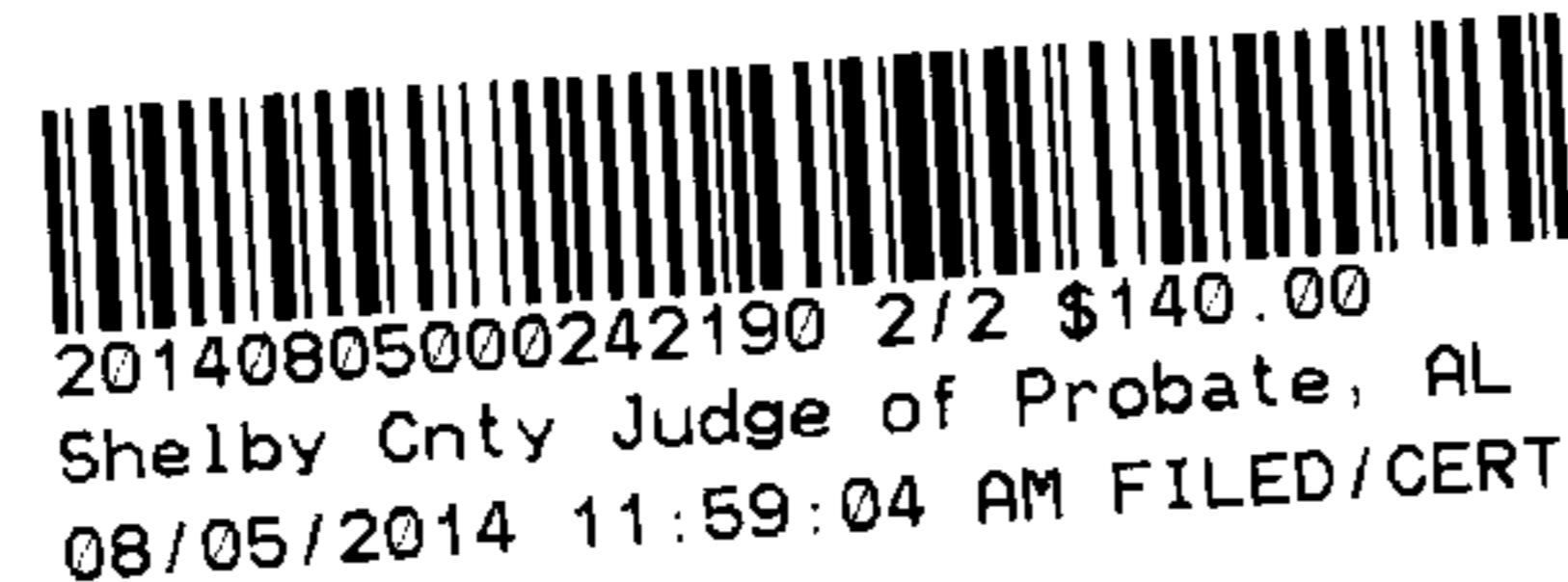


Shelby County, AL 08/05/2014
State of Alabama
Deed Tax: \$123.00

S14-1911

EXHIBIT "A"
Legal Description

Lot 193, according to the Survey of Brook Highland, an Eddleman Community, 6th Sector, 1st Phase, as recorded in Map Book 14, Page 83 A & B, in the Probate Office of Shelby County, Alabama.



S14-1911