

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:
Gregory L. Morrow
123 Augusta Way
Helena AL 35080

20140922000296920
09/22/2014 01:46:04 PM
DEEDS 1/2

Warranty Deed

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

That in consideration of \$135,900.00, 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 Geraldine V. Holmes an unmarried person, whose mailing address is 201 Hwy 416 Wilsonville AL 35186 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Gregory L. Morrow, whose mailing address is 123 Augusta Way Helena AL 35080 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is Highway 416 Lot 20 Walters Cove 1st Sect, Wilsonville, AL 35186; 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: \$289,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Geraldine V. Holmes an unmarried person has/have hereunto set his/her/their hand(s) and seal(s) , this 15th day of September, 2014.

Geraldine V. Holmes
Geraldine V. Holmes

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Geraldine V. Holmes, 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, She executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 15th day of September, 2014.

[Signature]
Notary Public
Commission Expires: 10/31/2016

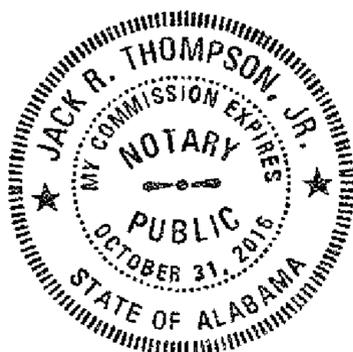


EXHIBIT "A"
Legal Description

Lot 20, according to Walter's Cove, First Sector, as shown by Subdivision Map recorded in Map Book 5, Page 22, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/22/2014 01:46:04 PM
\$18.00 CHERRY
20140922000296920

A handwritten signature in black ink, appearing to be "J. Fuhrmeister", is written over the printed name of the County Clerk.