

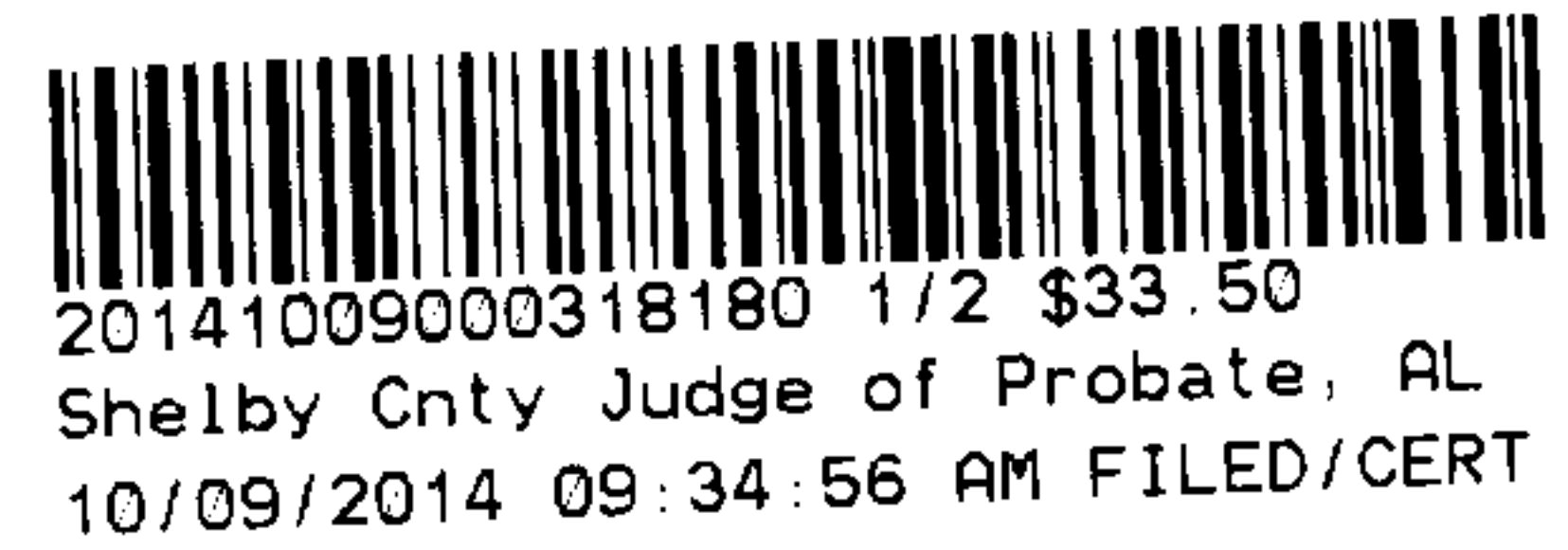
Send tax notice to:  
LAMAR MORGAN  
325 MACALLAN DRIVE  
PELHAM, AL 35124

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA  
Shelby COUNTY

2014510

**WARRANTY DEED**



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty-Five and 00/100 Dollars (\$325,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, CHASE W. FINCHER and ASHLEY E. FINCHER, FKA ASHLEY E. CARTER, HUSBAND AND WIFE **whose mailing address** is: 5261 ELM ROAD, MT. OLIVE, AL 35117 (hereinafter referred to as "Grantors") by LAMAR MORGAN and IRIS MORGAN **whose mailing address** is: 325 MCCALLAN DRIVE, PELHAM, AL, 35124 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**LOT 1362, MACALLAN, PHASE III, IN BALLANTRAE, AS RECORDED IN MAP 43, PAGE 57, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

SUBJECT TO:



1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015
2. RESTRICTIONS, PUBLIC UTILITY EASEMENTS AND BUILDING SETBACK LINES AS SHOWN ON THE RECORDED MAP AND SURVEY OF MACALLAN, PHASE III IN BALLANTRAE RECORDED IN MAP 43, PAGE 57, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
3. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO.
4. DECLARATION OF PROTECTIVE COVENANTS FOR MACALLAN, PHASE III AS RECORDED IN INSTRUMENT #20121219000485770.
5. COVENANTS FOR STORM WATER RUN-OFF CONTROL AS RECORDED AS EXHIBIT A IN INSTUMENT #2013010900001320.

\$308,750.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

ASHLEY E. CARTER AND ASHLEY CARTER ARE ONE AND THE SAME PERSON.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

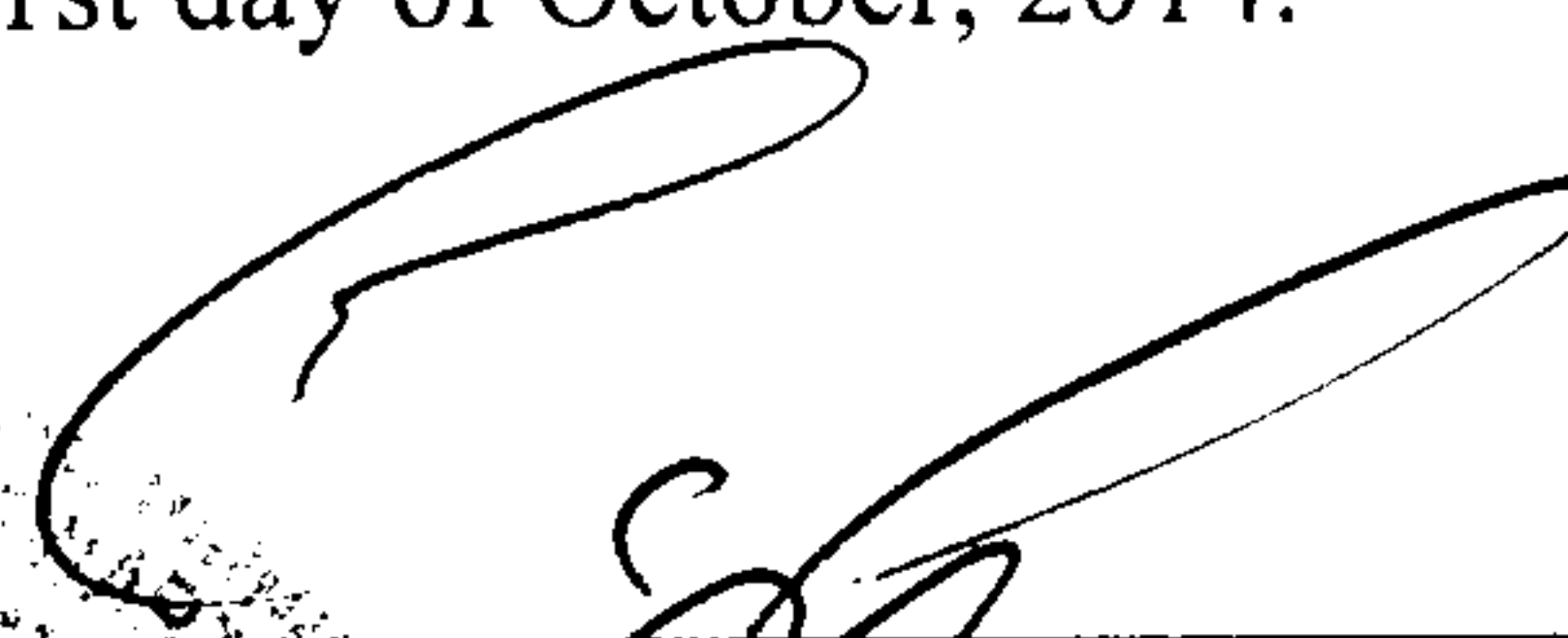
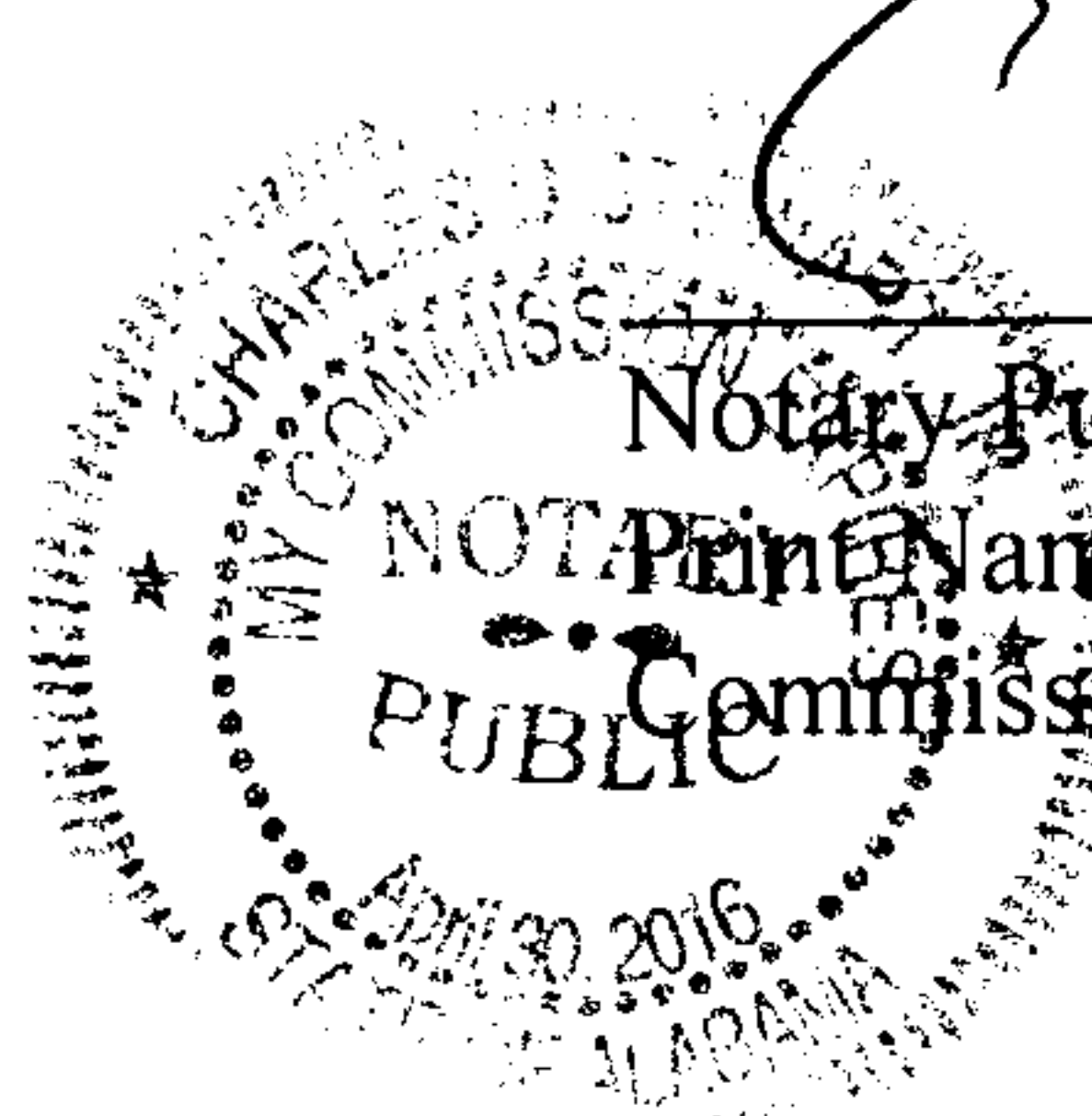
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 1st day of October, 2014.


  
CHASE W. FINCHER  
  
ASHLEY E. FINCHER

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHASE W. FINCHER and ASHLEY E. FINCHER whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of October, 2014.

  
Notary Public  
Print Name: Charles D. Hawks  
Commission Expires: 10-30-16  


  
20141009000318180 2/2 \$33.50  
Shelby Cnty Judge of Probate, AL  
10/09/2014 09:34:56 AM FILED/CERT