

This Instrument Was Prepared By:
Jack R. Thompson, Jr. Esq.
The Law Offices of Jack R. Thompson, Jr., LLC
3500 Colonnade Pkwy, Ste 350
Birmingham, Alabama 35243

Send tax notice to:
Daniel James B. Boggio
Kallen E. Morrison
217 Brookhollow Drive
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

20160711000239880
07/11/2016 01:31:37 PM
DEEDS 1/3

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **\$150,000.00**, the amount which can be verified by the Sales Contract to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Matthew James Morello and Maegan Nicole Morello, husband and wife**, whose address is 1615 Cobb Parkway N, Marietta, GA 30063 and **Thelma Shawn Morello**, now known as **Thelma Shawn Bray**, a married woman, whose address is **1051 Copperwood Drive, Marietta, GA 30064** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Daniel James B. Boggio and Kallen E. Morrison**, whose address is **217 Brookhollow Drive, Pelham, AL 35124**, (herein referred to as grantees), for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama the address of which is **217 Brookhollow Drive, Pelham, AL 35124**, to wit:

Lot 50, according to the Survey of Brookhollow, First Sector, as recorded in Map book 17, Page 103, in the Probate Office of Shelby County, Alabama.

THIS IS NOT THE HOMESTEAD OF THE GRANTOR, THELMA SHAWN MORELLO OR HER SPOUSE.

Subject to ad valorem taxes for the current year and subsequent years.

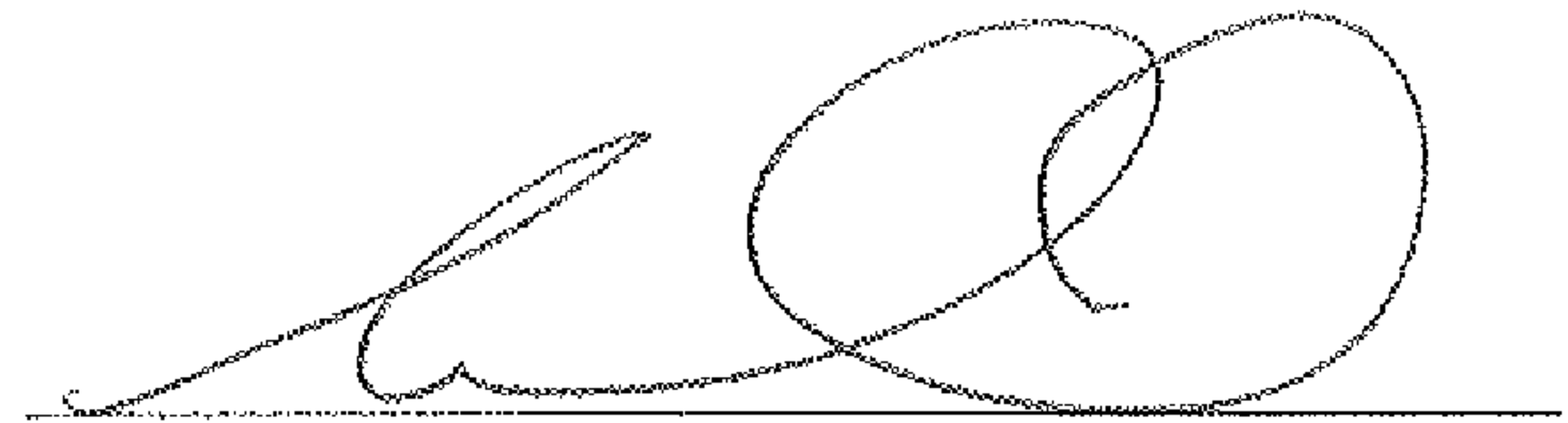
Subject to restrictions, reservations, conditions, and easements of record.

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

Note: \$147,283.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, 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 stated 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.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 7th
day of July, 2016.



Matthew James Morello



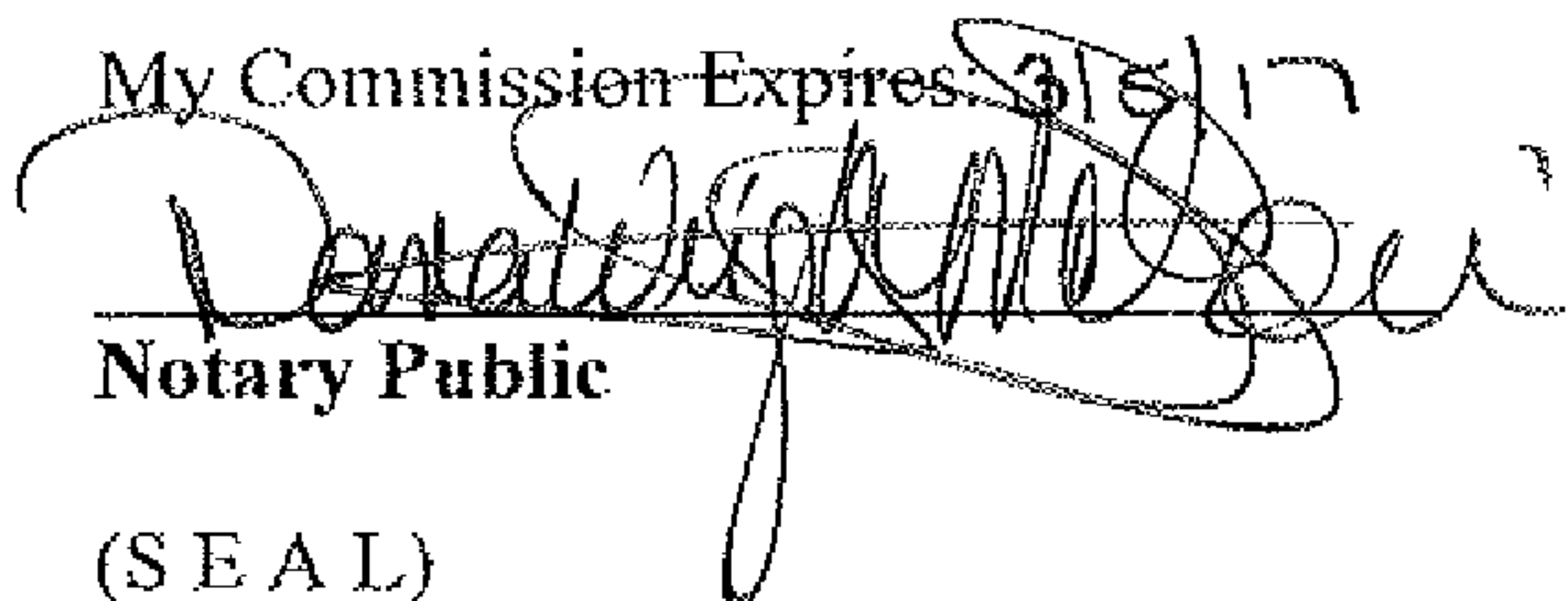
Maegan Nicole Morello

STATE OF Alabama
Jefferson County ss:

I, The Undersigned, a Notary Public in and for said county in said state, hereby certify that **Matthew James Morello and Maegan Nicole Morello** whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 7th day of July, 2016.

My Commission Expires 3/5/17



Notary Public

(SEAL)



IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30 day of June, 2016.

Thelma Shawn Bray
Thelma Shawn Morello, now known as
Thelma Shawn Bray

STATE OF GEORGIA
FORSYTH County ss:

I, The Undersigned, a Notary Public in and for said county in said state, hereby certify that **Thelma Shawn Morello, now known as Thelma Shawn Bray** whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 30 day of June, 2016.

My Commission Expires:

08/07/2016
[Signature]
Notary Public

(S E A L)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/11/2016 01:31:37 PM
\$24.00 CHERRY
20160711000239880

[Signature]