

This is not the Homestead of the Grantor

This instrument prepared by:  
Glenn E. Estess, Jr., Esq.  
Wallace, Jordan, Ratliff & Brandt, L.L.C.  
800 Shades Creek Parkway, Suite 400  
Birmingham, Alabama 35253

Send Tax Notice To:  
Barry Morton  
16486 Highway 55  
Sterrett, AL 35147

**TITLE NOT EXAMINED**

**DEED SOURCE: Instrument No. 19980515000180331**

**Property Address: 881 Pumpkin Hollow Road, Sterrett, Alabama 35147**

**Parcel No. 05 4 17 0 000 001.012**

**Tax Assessor Assessed Value \$62,360.00 (Deed Tax on 1/2 = \$31,180.00)**

**STATUTORY WARRANTY DEED**


**STATE OF ALABAMA  
SHELBY COUNTY**

)  
)

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of Ten and No/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantor, **CATHERINE B. MORTON**, a married woman (hereinafter, the "GRANTOR"), and spouse Barry Morton as joint tenants, with right of survivorship, whose address is 16486 Highway 55, Sterrett, Alabama 35147, in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, the GRANTOR does hereby **GRANT, BARGAIN, SELL AND CONVEY** all of her interest unto **BARRY MORTON, a married man** (hereinafter, the "GRANTEE"), in the following described real estate situated in Shelby County, Alabama, to-wit:

Unit No. 36, as shown on the Resurvey of Pumpkin Hollow - A Condominium, as recorded in Map Book 18, Page 54 A through F, inclusive, in the Probate Office of Shelby County, Alabama, as established by that certain Declaration of Condominium of Pumpkin Hollow - A Condominium, which is recorded in Real Record 324, Page 16, as amended by Amended and Restated Declaration of Condominium of Pumpkin Hollow, A Condominium, which is recorded as Instrument #1994-04159, as further amended by Second Amended and Restated Declaration of Condominium, which is

Shelby County, AL 12/30/2020  
State of Alabama  
Deed Tax: \$31.50

  
20201230000600830 1/4 \$62.50  
Shelby Cnty Judge of Probate, AL  
12/30/2020 11:54:01 AM FILED/CERT

recorded as Instrument #1994-10609, together with an undivided 1/42 interest in the common elements of the condominium, as set forth in said Declaration of Condominium of Pumpkin Hollow - A Condominium, which is recorded in Real Record 324, Page 16, as amended by Amended and Restated Declaration of Condominium of Pumpkin Hollow, A Condominium, which is recorded as Instrument #1994-04159, as further amended by Second Amended and Restated Declaration of Condominium, which is recorded as Instrument #1994-10609, subject to dilution provisions set forth in Article VI, Item 4, and Article XXI, of said amended declaration of condominium.

Situated in Shelby County, Alabama.

Subject to:

1. Taxes or assessments for 2021 and subsequent years and not yet due and payable.
2. All covenants conditions, restrictions, easements and other matters of record.

**TO HAVE AND TO HOLD** the described premises to said GRANTEE, his successors and assigns, forever.

And the GRANTOR will warrant and forever defend the right and title to the above described property unto the GRANTEE against all the claims of GRANTOR and all others claiming by or under GRANTOR.

**IN WITNESS WHEREOF**, GRANTOR, has set her signature this the 28 day of December, 2020.

**GRANTOR:**

Catherine B Morton  
Catherine B. Morton

**SPOUSE:**

Barry Morton  
Barry Morton

[Notary Acknowledgment on Following Page]



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STATE OF ALABAMA     )

JEFFERSON COUNTY     )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Catherine B. Morton is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents thereof, she, executed the same voluntarily.

Given under my hand and official seal, this the \_\_\_\_ day of December, 2020.

**See Attached Certification**

\_\_\_\_\_  
Notary Public

Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

[SEAL]



20201230000600830 3/4 \$62.50  
Shelby Cnty Judge of Probate, AL  
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**CERTIFICATION OF LEGAL DOCUMENT SIGNING BY VIDEO CONFERENCE**

I, Catherine Byrd Morton (PRINT NAME) hereby certify that I have signed  
by video conference the following document(s) on December 28, 2020 at  
3:17 pm (TIME):

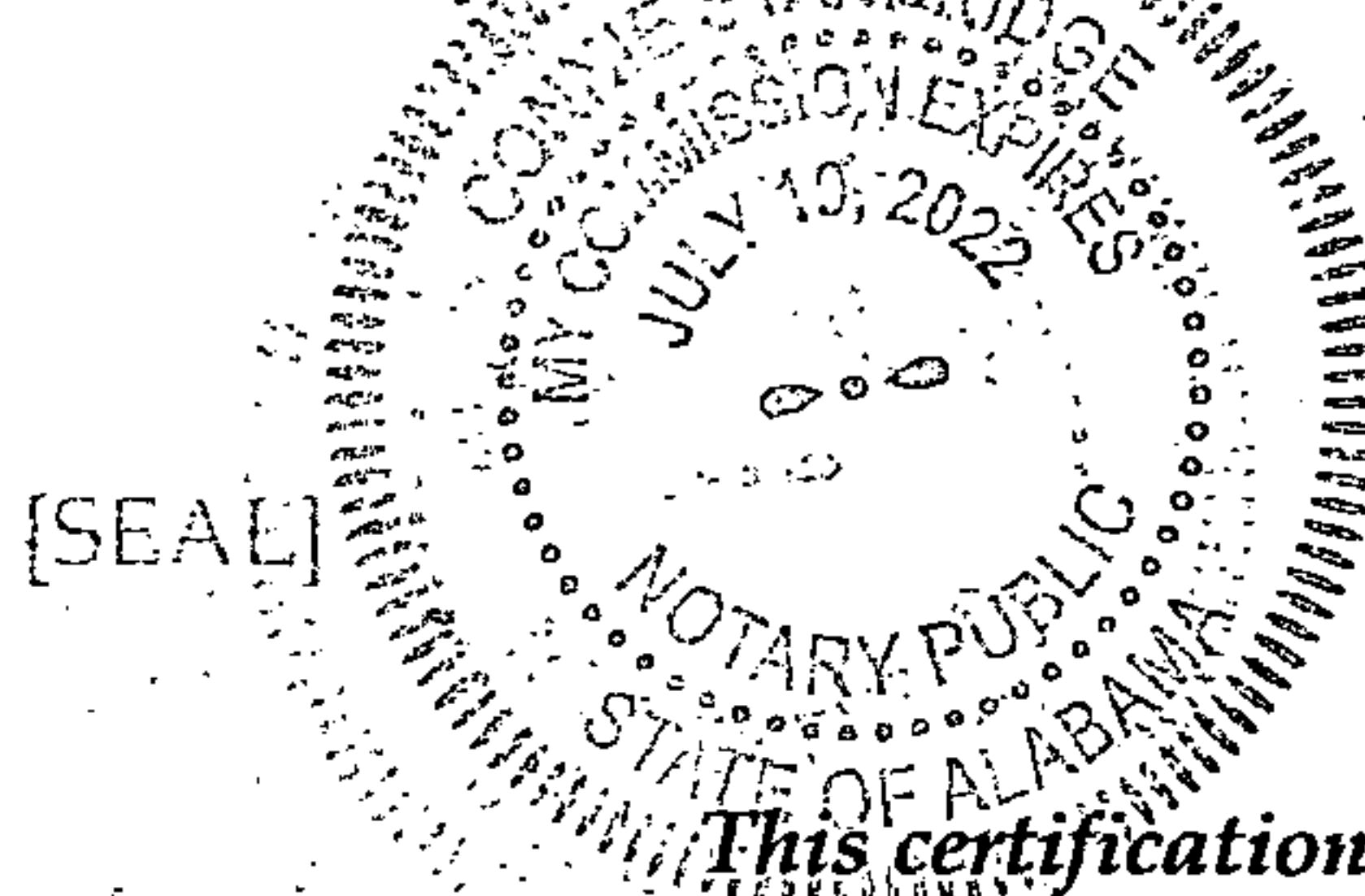
CM (initial)  
CM (initial)  
CM (initial)

Catherine Byrd Morton 2020 Trust  
Statutory Warranty Deed (Pumpkin  
Hollow)

Catherine BMorton  
(SIGNATURE)

STATE OF ALABAMA )  
JEFFERSON COUNTY )

Subscribed, sworn to and acknowledged before me, Connie Standridge  
by Catherine Byrd Morton this 28<sup>th</sup> day of December 28, 2020.



Connie Standridge  
Notary Public  
My Commission Expires: 7-19-22

*This certification is made pursuant to  
State of Alabama Proclamation by Governor Kay Ivey, on March 13, 2020, specifically:*

**III. Notaries and witnesses**

Because person-to-person contact increases the risk of transmitting COVID-19, I find that it would promote the safety and protection of the civilian population to adopt measures that reduce the necessity of in-person meetings. To that end:

A. Notaries in Alabama who are licensed attorneys or operating under the supervision of licensed attorneys may notarize signatures through videoconferencing programs and confirm the signatures of witnesses who participate virtually through videoconferencing as though they were physically present at the signing.

B. Any person who witnesses a document through videoconference technology may be considered an "in person" witness, provided that the presence and identity of such witnesses are validated by the notary at the time of the signing by the same identifications required under current law.

C. The official date and time of the notarization shall be the date and time when the notary witnesses the signature via the videoconference technology. All documents must be returned to the notary for certification and execution.

