

This instrument was prepared without the benefit of a title examination or survey by:  
Joel F. Dorroh  
DORROH & MILLS, P.C.  
1800 McFarland Boulevard, North, Suite 180  
Tuscaloosa, AL 35406



20250113000011950 1/2 \$364.00  
Shelby Cnty Judge of Probate, AL  
01/13/2025 01:15:52 PM FILED/CERT

STATE OF ALABAMA

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COUNTY OF SHELBY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and NO/100 Dollars (\$10.00), and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **RICHARD P. MORRIS and wife, ELIZABETH W. MORRIS**, herein collectively referred to as Grantors, do grant, bargain, sell and convey unto **KERRY KERR, as trustee of the RICHARD P. MORRIS AND ELIZABETH WINDHAM MORRIS IRREVOCABLE TRUST**, herein referred to as Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 190, according to a Resurvey of Lot 190, Weatherly Sector 2, Phase 1, as recorded in Map Book 18, Page 136, in the Probate Office of Shelby County, Alabama.

This conveyance is expressly subject to that certain mortgage in favor of Hometown Mortgage Services, Inc. dated the 31<sup>st</sup> day of December, 2012, and recorded in Mortgage Instrument #20130104000006890 on the 4<sup>th</sup> day of January, 2013, including any extensions, amendments or modifications thereto, and takes subject to any such mortgage.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lies, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals rights.

**GRANTOR S EXPRESSLY RESERVE UNTO THEMSELVES A LIFE ESTATE IN AND TO THE SUBJECT PROPERTY.**

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining in fee simple.

TO HAVE AND TO HOLD, all and singular, the above-mentioned and described premises, together with the appurtenances, unto the said Grantee, his successors or assigns forever. And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that we are entitled to the immediate possession thereof; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 30<sup>th</sup> day of October, 2024.

Shelby County, AL 01/13/2025  
State of Alabama  
Deed Tax: \$339.00

Grantor's Address: Richard P. Morris  
116 Weatherly Way  
Pelham, AL 35124

Elizabeth W. Morris  
116 Weatherly Way  
Pelham, AL 35124

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Grantee's Address: Kerry Kerr, as trustee of the Richard P. Morris and Elizabeth W. Morris  
Irrevocable Trust  
204 Temple Avenue South  
Fayette, AL 35555

Property Address: 116 Weatherly Way  
Pelham, AL 35124

Value Per Shelby County Tax Assessor Records: \$338,800.00, a mortgage with a value of  
\$130,000.00 = \$208,800.00 total value.

Richard P. Morris  
RICHARD P. MORRIS

Elizabeth W. Morris  
ELIZABETH W. MORRIS

STATE OF ALABAMA  
COUNTY OF TUSCALOOSA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
**RICHARD P. MORRIS**, whose name is signed to the foregoing conveyance, and who is known  
to me, acknowledged before me on this day that, being informed of the contents of the said  
conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 30<sup>th</sup> day of October, 2024.

Michael J. Phillips  
NOTARY PUBLIC  
My Commission Expires: 8/8/26

STATE OF ALABAMA  
COUNTY OF TUSCALOOSA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
**ELIZABETH W. MORRIS**, whose name is signed to the foregoing conveyance, and who is known  
to me, acknowledged before me on this day that, being informed of the contents of the said  
conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 30<sup>th</sup> day of October, 2024.

Michael J. Phillips  
NOTARY PUBLIC  
My Commission Expires: 8/8/26