


This instrument was prepared by:
John Martin Eades, Jr., Esq.
217 B 1st Street North
Alabaster, Alabama 35007

Send property tax notices to:
Linda Louise Cardwell
1660 Ashville Road
Montevallo, Alabama 35115

10,000.00

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)


20110427000127700 1/1 \$22.00
Shelby Cnty Judge of Probate, AL
04/27/2011 12:25:44 PM FILED/CERT

That in consideration of \$10.00 (TEN DOLLARS AND NO/100'S) and other good and valuable consideration the sufficiency of which is acknowledged the undersigned grantor, Pearlie Mae Cardwell, a single woman and widow of Frank Cardwell and as heir at law of Joe Milford Cardwell, deceased, in hand paid by the grantee herein, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto the Linda Louise Cardwell, a single woman and hereinafter referred to as the "Grantee" the following real estate situated in Shelby County, Alabama – to-wit:

Lots 1 and 2 in Block 11, according to the Map of Aldmont as recorded in Office of the Judge of Probate of Shelby County, Alabama.

Source of title: A warranty deed with right of survivorship from Lula H. Nagbors to Frank Cardwell and wife, Pearlie Cardwell, executed in 1963, and recorded in the Probate Office of Shelby County on March 19, 1963 at Book 224, pages 652-3. The Pearlie Cardwell named in that deed is the grantor herein. Frank Cardwell died 02 August 1969 in Montevallo, Shelby County, Al.

This deed was prepared with out the benefit of a title search. No title search was requested or performed in connection with the preparation of this deed. This conveyance is subject to any easements and encumbrances, if any, of record. This deed does not constitute the homestead of the grantor.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee and their heirs and assigns that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesated, that I will and my heirs, executors, and administrators shall warrant and defend the same to the said GRANTEE their heirs and assigns forever against the lawful claims of all persons.

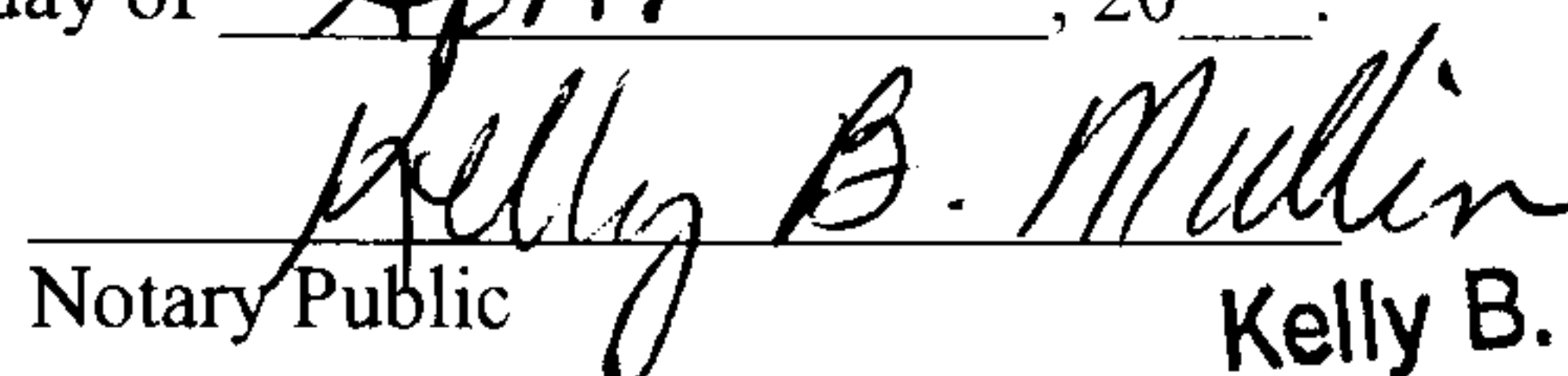
IN WITNESS WHEREOF, I, have hereunto set my hand and seal this the 4 day of 27, 20 11


Pearlie Mae Cardwell

STATE OF ALABAMA)
SHELBY COUNTY)

I, Kelly B. Mullin, a Notary Public in and for said County and State hereby certify that Pearlie Mae Cardwell whose name as the Heir at Law of the decedent, Joe Milford Cardwell 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 this conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of April, 20 11.


Notary Public

Shelby County, AL 04/27/2011
State of Alabama
Deed Tax: \$10.00

Kelly B. Mullin
Notary Public State At Large
My commission expires: Commission Expires
June 28, 2013