This instrument was prepared by: Kracke & Thompson, LLP 2204 Lakeshore Drive, Ste 306 Birmingham, AL 35209

Send Tax Notice To: Kathryn A. Sydes

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Warranty Deed

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STATE OF ALABAMA	)	
	)	KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY	}	

That in consideration of \$125,000.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Kathryn A. Sydes (herein referred to grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

## SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from encumbrances, unless otherwise noted 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.

Note; \$100,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Jeffrey Scott Dargan and Christina Dargan, by Jeffrey Scott Dargan as stated in that certain power or attorney dated October 27, 2011 and filed for record in Instrument No

0 (1114000342290 in the Probate Office of Shelby County, Alabama, husband and wife has/have hereunto set his/her/their hand(s) and seal(s), this 28th day of October, 2011.

Christina Dargan

Christina Dargan

State of Alabama Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Jeffrey Scott Dargan and Christina Dargan, by Scott Dargan as her Attorney In Fact, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 28th day of October, 2011.

Notary Public

Commission Expires

Shelby County, AL 11/14/2011 State of Alabama Deed Tax:\$25.00

## EXHIBIT "A" Legal Description

Lot 2, according to the map or plat of Survey of Woodland Hills, Second Phase, First Sector, as recorded in Map Book 6, Page 138, in the Probate Office of Shelby County, Alabama.

20111114000342310 2/2 \$40.00 Shelby Cnty Judge of Probate, AL 11/14/2011 03:07:46 PM FILED/CERT