

This instrument was prepared by:  
The Law Office of Jack R. Thompson, Jr.,  
LLC  
3500 Colonnade Parkway, Suite 350  
Birmingham, AL 35243  
Phone (205) 443-9027

Send Tax Notice To:  
David G. Comer  
200 West Willow Cir.  
Calera, AL 35040

Warranty Deed

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

That in consideration of \$96,500.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Betty Sue Robbins and Carolyn J. Hood as Co-Executors of the Estate of Martha Lou Hood, deceased Probate Case # PR-2013-000255, whose mailing address is 287 Leguena Dr Marietta Ga 30060 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto David G. Comer, whose mailing address is 200 West Willow Circle, Calera, AL 35040 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 145 Pecan Road, Calera, AL 35040; to-wit:

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

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.

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; \$77,200.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Betty Sue Robbins and Carolyn J. Hood as Co-Executors of the Estate of Martha Lou Hood, deceased Probate Case # PR-2013-000255 has/have hereunto set his/her/their hand(s) and seal(s) , this 13th day of February, 2015.

Estate of Martha Lou Hood, deceased Probate  
Case # PR-2013-000255

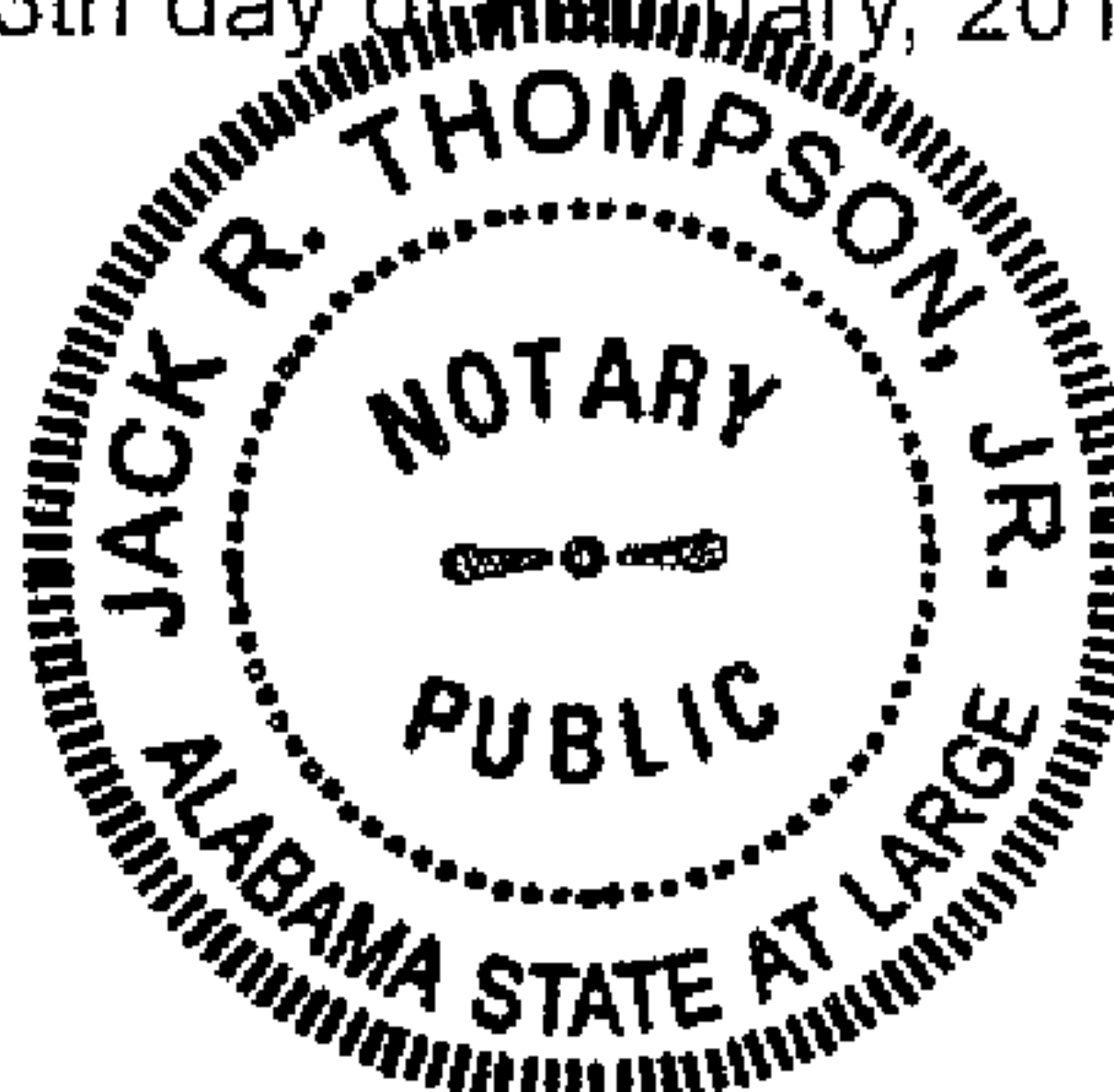
BY: Betty Sue Robbins  
Betty Sue Robbins Co-Executors  
BY: Carolyn Hood  
Carolyn J. Hood as Co-Executors

State of Alabama  
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Betty Sue Robbins and Carolyn J. Hood whose name as Co-Executors of the Estate of Martha Lou Hood is signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they, in thier capacity as such Co-Executors of the Estate, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 13th day of February, 2015.

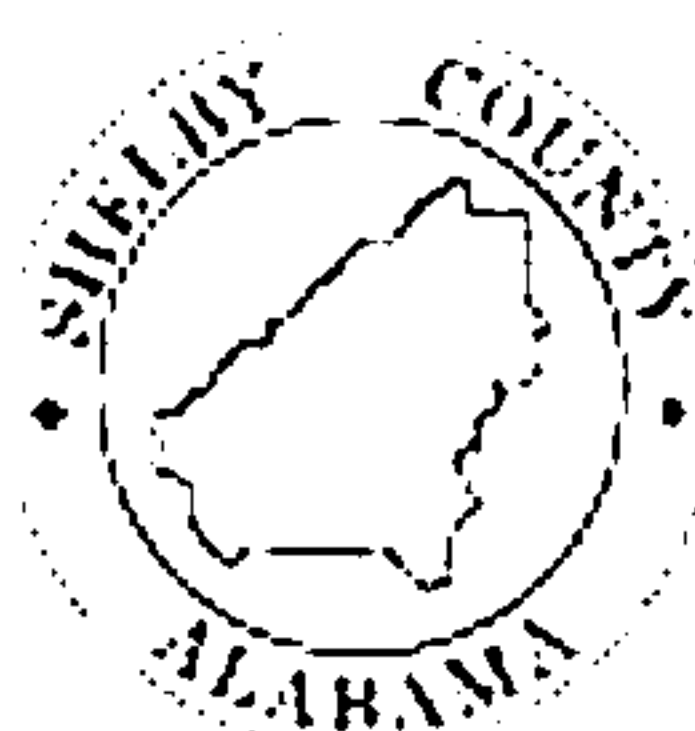
[Signature]  
Notary Public  
Commission Expires: 10/31/2016



S14-3581HUD

EXHIBIT "A"  
Legal Description

A tract of land in the Southwest 1/4 of the Southeast 1/4 of Section 15, Township 22 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Begin at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of said Section, which point is on the North right of way line of the Southern Railroad right of way; run thence North along the East line of said forty acres 425.5 feet to the point of beginning of land herein described; thence run West 424.8 feet; thence run North 2 degrees 30 minutes West along line of R. J. Comer land 420 feet; thence run South 85 degrees 54 minutes East 424.8 feet to East line of said forty acres; thence along the East line South 2 degrees 30 minutes East 420 feet to the Point of Beginning.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
02/16/2015 12:20:02 PM  
\$36.50 JESSICA  
20150216000048910

S14-3581HUD

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the printed name and title of the County Clerk.