This instrument was prepared by: Anthony D. Snable, Attorney 2700 Highway 280 South Suite 101 Birmingham, Alabama 35223 Send Tax Notices to:

Jeffery L. Hadaway Julie C. Hadaway 110 Carter Lane Alabaster, AL 35007

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS

JEFFERSON COUNTY

That in consideration of EIGHTY SEVEN THOUSAND FIVE HUNDRED and 00/100----(\$87,500.00) Dollars to the undersigned Grantor(s), Kenneth Carter and Libba Carter, husband and wife (herein referred to as Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, the said Grantor(s) do by these presents, grant, bargain, sell and convey unto the said Jeffery L. Hadaway and Julie C. Hadaway (herein referred to as Grantee(s), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to:

1. Advalorem taxes for the current tax year 1994.

2. Easements, restrictions and reservations of record.

\$78,750.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee(s) as joint tenants with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other. then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantee(s), their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all 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 Grantee(s), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 29th day of July, 1994.

Kenneth Carter

Libba Carter

OB/OB/1994-24664
10:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 22.50

STATE OF ALABAMA

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that Kenneth Carter and Libba Carter, husband and wife, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal on this the 29th day of July, 1994.

NOTARY PUBLIC

(NOTARIAL SEAL)

My Commission Expires:

10-77-27

A parcel of land in the N.W. 1/4 of the S.E. 1/4 of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama; described as follows:

Commence at the Southwest corner of said 1/4-1/4 section:

Thence run East along the South 1/4-1/4 line 242.30 feet to a point in the center of an asphalt drive; thence turn left 99 degrees, 35 minutes, 39 seconds and run Northwest 82.54 feet to a point in the center of said asphalt drive, thence turn Left 20 degrees, 35 minutes, 41 seconds and run Northwest 61.64 feet to a point in the center of said asphalt drive and the Ponit Of Beginning: Thence turn Left 20 degrees 35 minutes 31 seconds and run Northwest 66.78 feet, Thence turn Right 97 degrees, 55 minutes, 34 seconds and run Northeast 389.50 feet to a point on a fence line, Thence turn Right 102 degrees, 04 minutes, 00 seconds and run Southeast 268.40 feet along said fence to a corner marked by a metal handle garden hoe, Thence turn right 109 degrees, 08 minutes, 00 seconds and run Southwest 379.00 feet to the point of beginning.

SUBJECT TO AND BENEFITING from an easement for ingress and egress, 30 feet wide, 15 feet on each side of the following described centerline: Commence at the Southwest corner of said 1/4-1/4 section: Thence run East along the South 1/4-1/4 line 242.30 feet to a point in the center of an asphalt drive and the BEGINNING OF SAID CENTERLINE: Thence turn left 99 degrees, 35 minutes, 39 seconds and run Northwest 82.54 feet to a point in the center of said asphalt drive, Thence turn left 20 degrees, 35 minutes, 41 seconds and run Northwest 61.64 feet to a point in the center of said asphalt drive and the END OF SAID CENTERLINE.

Inst # 1994-24664

OB/OB/1994-24664
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