

# INDEMNITY AGREEMENT

This agreement was entered into by and between J. David Hardwick a/k/a James David Hardwick (hereinafter "Hardwick") and Charlotte Poe (hereinafter "Poe") as follows:

1. Hardwick and Poe are joint owners of a residence located at 4047 Saddle Run Circle, Helena, Shelby County, Alabama 35080.

The legal description of said property is as follows:

Lot 55, according to the Survey of Saddle Run Subdivision, as recorded in Map Book 11, Page 28, in the Office of the Judge of Probate of Shelby County, Alabama.

2. Poe desires to convey her undivided one-half interest in said property to Hardwick.

3. The parties acknowledge that said transfer from Poe to Hardwick will be done without the benefit of a title search or title opinion.

4. Poe agrees to indemnify and hold harmless Hardwick regarding any and all liens and encumbrances that were created by or are the result of actions taken by Poe.

5. In the event legal action is necessary to enforce this agreement, Poe agrees to pay reasonable attorney fees and court costs. Poe further agrees to waive her rights of personal exemption.

9-4-98  
Date

9.4.98  
Date

J. David Hardwick  
J. David Hardwick  
Charlotte Poe  
Charlotte Poe

Inst # 1998-35709

09/11/1998-35709  
01:28 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
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