

Document Prepared By:
Todd H. Barksdale, P.C.
6 Office Park Circle, Ste 205
Birmingham, Alabama 35223

Send Tax Notice To:
Robert M. Hardin
100 Oakbrooke Lane
Alabaster, Alabama 35007
Inst # 2001-33787

GENERAL WARRANTY DEED

STATE OF ALABAMA }

COUNTY OF JEFFERSON }

08/10/2001-33787
11:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CH 19.00

THAT IN CONSIDERATION OF **ONE HUNDRED FIFTY-NINE THOUSAND FIVE HUNDRED and NO/00 DOLLARS (\$159,500.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of where is acknowledged, I or we, **Brandon S. Ward and Marcie G. Ward, a married couple**

(herein referred to as Grantor(s)) grant, sell, bargain and convey unto
Robert M. Hardin

(herein referred to as Grantee(s)), the following described real estate, situated in **JEFFERSON** Alabama to wit:

Lot 1-A, according to the Survey of Resurvey of Lots 1, 2 and 3, Oakbrooke Estates, as recorded in Map Book 25, Page 46, in the Probate Office of Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes not due.

\$ 151,500.00 of consideration above paid from the proceeds of a purchase money closed herewith.

TO HAVE AND HOLD the afore granted premises in fee simple to the said GRANTEE(S) and his/her/their heirs, successors and assigns forever.

And I or we do for myself or ourselves and for my or our heirs, executors and administrators covenant with said Grantees, their heirs and assigns, that I am, or we are, lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I, or we, have good right to sell and convey the same as aforesaid; that I, or we, and my, or 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, the said GRANTOR(S) have hereunto set their hand and seal, this date: July 31, 2001.

GRANTOR(S)

Brandon S. Ward (SEAL)
Brandon S. Ward

Marcie G. Ward (SEAL)
Marcie G. Ward

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned notary public in for said State, hereby certify that, **Brandon S. Ward and Marcie G. Ward** whose name(s) are signed to the foregoing conveyance, and who is/are known to me, they acknowledged before me on this day that, being informed of the contents of this document, they executed the same voluntarily on the same bears date

Given under my hand and signed this date: July 31, 2001.

My Commission Expires: 2/20/2005

Todd H. Barksdale (Seal)
Notary Public

