

This instrument was prepared by:
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15 Office Park Circle, Suite 100
Birmingham, AL 35223


WHEN RECORDED RETURN TO
Andy Hardage & Karen Hardage
861 Highway 35
Pelham, Alabama 35124

Form 1-1-27 Rev 1-66

WARRANTY DEED

Joint Tenants with Right of Survivorship

STATE OF ALABAMA }
SHELBY COUNTY }


20021206000611160 Pg 1/2 66.00
Shelby Cnty Judge of Probate, AL
12/06/2002 15:07:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **FIFTY TWO THOUSAND DOLLARS AND 00/100 (\$52,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, we

Ronald Ray Pack and Karen R. Pack, husband and wife,

herein referred to as grantor, (whether one or more) grant, bargain, sell and convey unto

Andy Hardage and Karen Hardage, husband and wife,

herein referred to as grantee, (whether one or more), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated to Blount County, Alabama to wit:

Lot 23, according to the Survey of Oak Crest, Sector Two, as recorded in Map Book 20, Page 129 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:


1. **Ad Valorem Taxes due and payable on October 1, 2003.**
2. **Restrictions appearing of record in Instrument #1996-2205.**
3. **Restrictions as shown on recorded map(s).**
4. **Right of Way granted to Alabama Power Company by Instrument(s) recorded in Deed Book 127, Page 442.**
5. **Right of Way granted to South Central Bell Telephone Company by Instrument(s) recorded in Book 116, Page 276.**
6. **Easements and building line as shown on recorded map.**

TO HAVE AND TO HOLD to the said grantee, (whether one or more), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and the right of reversion.

AND I do for myself and for my heirs, executors, and administrators, covenant with the said Grantees, their successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their successors and assigns forever, against the lawful claims of all persons.

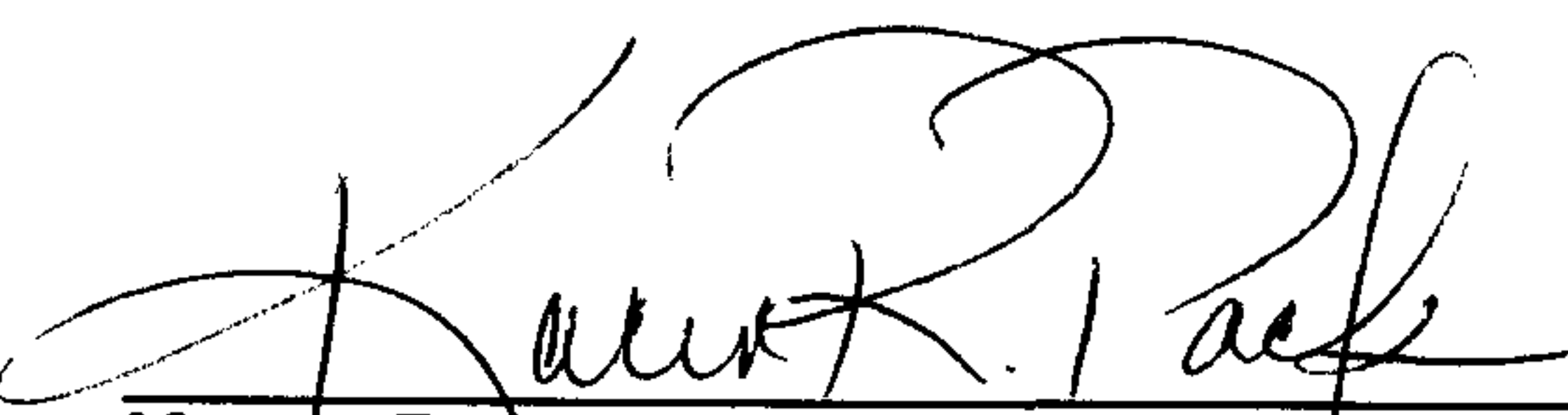
IN WITNESS WHEREOF, the said Grantor has hereunto set his/her/their signature and seal, this 5th day of December, 2002.

Witness



Ronald Ray Pack

Witness

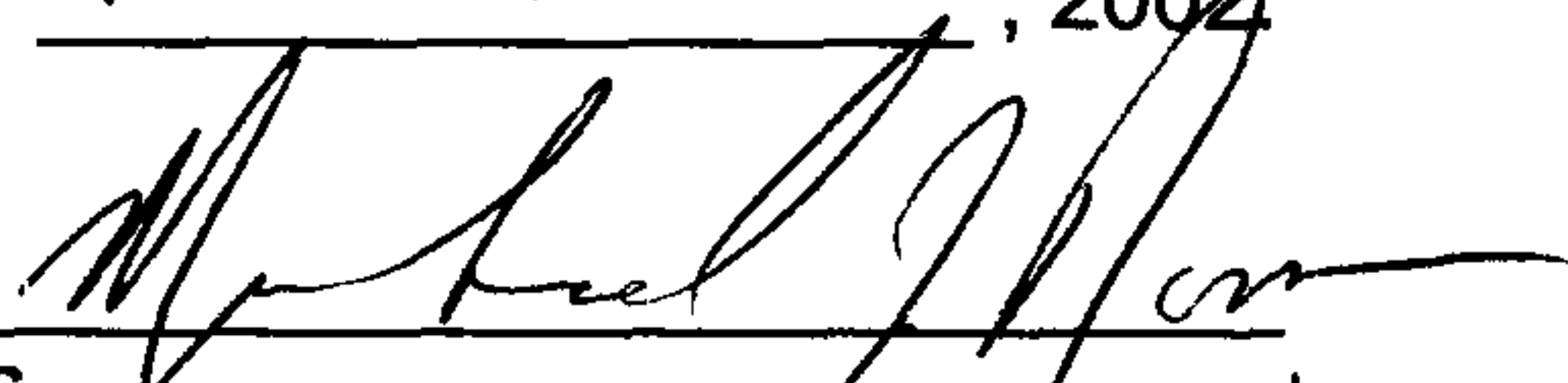


Karen R. Pack

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Ronald Ray Pack and Karen R. Pack, husband and wife**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily as his/her/their act on the day the same bears date.

Given under my hand and official seal this 5th day of December, 2002


Notary Public
My Commission Expires: 9/27/04

