This Instrument Was Prepared By: Christopher R. Smitherman, Attorney At Law Post Office Box 261 Montevallo, Alabama 35115 (205) 665-4357 Send Tax Notice: Patrick Michael Johnson 930 19th Street Calera, AL 35040

STATE OF ALABAMA) WARRANTY DEED	20070111000017490 1/2 \$42.00 Shelby Cnty Judge of Probate, AL 01/11/2007 01:22:53PM FILED/CERT
SHELBY COUNTY		01,11,200, 01.22.00111 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Nine Thousand Three Hundred and 00/100 Dollars (\$109,300.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Joseph Padlo, II and Britney Padlo, a single person, hereinafter called "Grantor," does hereby GRANT, BARGAIN, SELL AND CONVEY unto Patrick Michael Johnson, a single person, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A"

Subject to items of record.

Note: Purchase money first mortgage executed by grantee(s), on even date herewith, in favor of <u>Hamilton Mortgage Corporation</u>, in the sum of \$81,500.00.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 30th day of October, 2006.

GRANTORS		^	
Joseph Padlo, II	(L.S.)	Britney Radlo	(L.S.
STATE OF ALABAMA) Δακι	NOWLEDGMENT	
SHELBY COUNTY			

I, <u>Chris Smitherman</u>, a Notary Public for the State at Large, hereby certify that the above posted names, *Joseph Padlo*, *II and Britney Padlo*, which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 30th day of October, 2006.

NOTARY PUBLIC

My Commission Expires:

Commence at the Northeast corner of Lot 15, Block 1, Birmingham Junction, as recorded in Deed Book 14, Page 239, in the Office of the Judge of Probate of Shelby County, Alabama and run South along the East line of said Lot 15 for a distance of 413 feet, more or less, to a point of intersection with the North line of Birmingham Street; thence right 86 degrees 41 minutes and run westerly along said North line for a distance of 140.0 feet; thence right 91 degrees 26 minutes and run northerly for a distance of 250.0 feet; thence left 91 degrees 26 minutes and run westerly a distance of 92.0 feet; thence right 91 degrees 26 minutes and run northerly for a distance of 163.0 feet, more or less, to the North line of Lot 14, Block 1, of said Birmingham Junction; thence right 88 degrees 34 minutes and run easterly for a distance of 245.52 feet, more or less, to point of beginning. Situated in Shelby County, Alabama.

200701110000017490 2/2 \$42.00 Shelby Cnty Judge of Probate, AL 01/11/2007 01:22:53PM FILED/CERT

Shelby County, AL 01/11/2007 State of Alabama

Deed Tax: \$28.00