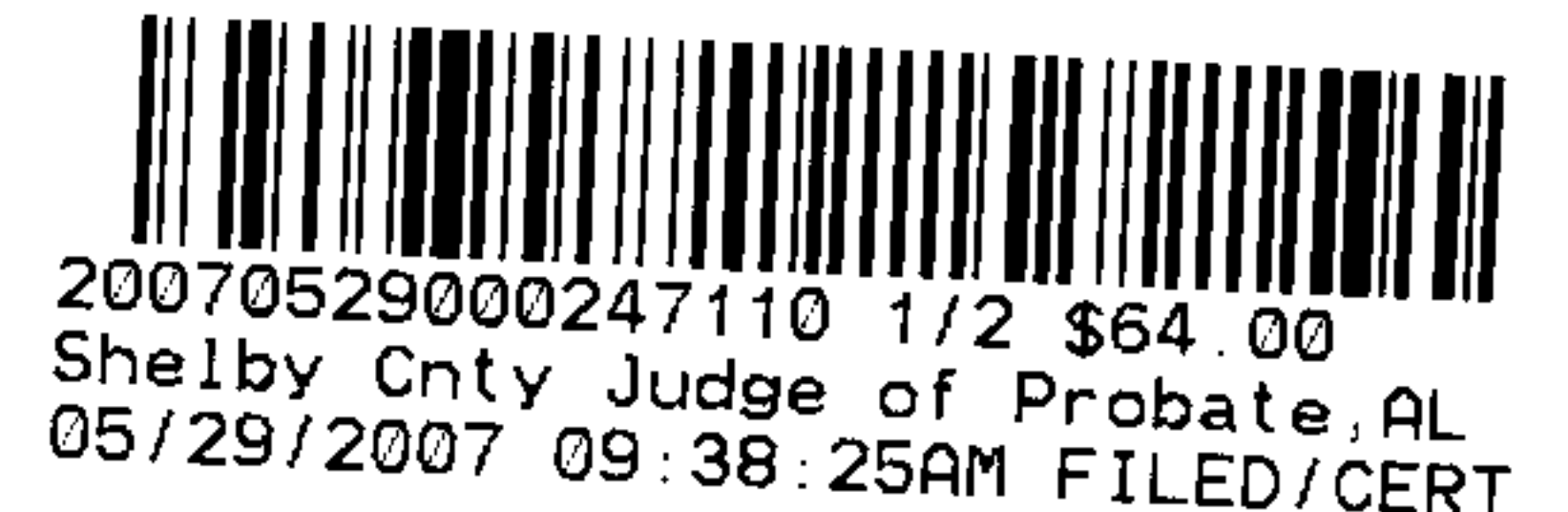


Send Tax Notice to:
Roy H. Hadaway and
June A. Hadaway
P.O. Box 353
Calera, Al 35040



This instrument was prepared by
✓ (Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW
(Address) COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Twenty Thousand and no/100 Dollars (\$220,000.00), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I or We,

SABRA F. CARDEN, a married woman

(herein referred to as grantors), do grant, bargain, sell and convey unto,

ROY H. HADAWAY and wife, JUNE A. HADAWAY

(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 4, according to Map of COUNTRY CLUB ESTATES, PHASE I, as recorded in Map Book 10, Page 36, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

\$170,000.00 of the above recited purchase price was paid from a purchase money mortgage executed simultaneously herewith.

The above described property constitutes no part of the homestead of the grantor, or her spouse.

Subject to: (1) Taxes for 2007 and subsequent years. 2007 ad valorem taxes are a lien but not due and payable until October 1, 2007. (2) Restrictive covenants as recorded in Real Record 172, Page 933, in Probate Office (3) Transmission line permits to Alabama Power Company as recorded in Deed Book 185, Page 128; and Deed Book 323, Page 131, in Probate Office. (4) Easement to City of Calera as recorded in Deed Book 161, Page 342, in Probate Office. (5) 10-foot utility easement on the North side of said lot as shown on recorded map of said subdivision.


TO HAVE AND TO HOLD unto the said GRANTEES 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 GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 24 day of May, 2007.

Sabra F. Carden

STATE OF ALABAMA
SHELBY COUNTY


20070529000247110 2/2 \$64.00
Shelby Cnty Judge of Probate, AL
05/29/2007 09:38:25AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sabra F. Carden, a married woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of May, 2007.



Notary Public 10/10/2010

Shelby County, AL 05/29/2007
State of Alabama

Deed Tax: \$50.00