

\$108,000 OF The Purchase Price was paid by Proceeds  
OF A mortgage file Simultaneously herewith

THIS INSTRUMENT PREPARED BY:

Douglas H. Scofield, Atty  
P O BOX 381704  
BIRMINGHAM, AL 35238

**WARRANTY DEED WITH JOINT  
RIGHT OF SURVIVORSHIP**



20080228000081380 1/2 \$41.00  
Shelby Cnty Judge of Probate, AL  
02/28/2008 12:01:25PM FILED/CERT

STATE OF ALABAMA  
COUNTY OF JEFFERSON

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of ONE HUNDRED THIRTY-FIVE and no/100 Dollars, ( \$135,000.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ROY H. HADAWAY AND JUNE A HADAWAY , Husband and Wife**, (hereinafter called "Grantors") do hereby GRANT, BARGAIN, SELL AND CONVEY unto **BRANNON LOCKHART AND STACIE LOCKHART , Husband and wife**, as Joint Tenants with Right of Survivorship (hereinafter called "Grantees"), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**See attached copy of Schedule A Legal Description:**

**Together with any improvements and/or personal property affixed thereto.**

This conveyance is made subject to the following:

1. Taxes due October 1, 2008.

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

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

**IN WITNESS WHEREOF**, the Grantors have executed this Deed on this the 26<sup>TH</sup> day of FEBRUARY, 2008.

\_\_\_\_\_  
ROY H. HADAWAY  
  
\_\_\_\_\_  
JUNE A. HADAWAY

STATE OF ALABAMA  
JEFFERSON COUNTY


I, a Notary Public, for the State at Large, hereby certify that **ROY H. HADAWAY AND JUNE A. HADAWAY, HUSBAND AND WIFE**, whose names are signed to the foregoing Warranty Deed, and who are known to me,, acknowledged before me on this day that, being informed of the contents of the Deed, that they executed the same voluntarily on the day the same bears dated.

**GIVEN UNDER MY HAND AND OFFICIAL SEAL** on this the 26<sup>TH</sup> day of FEBRUARY, 2008.

Notary Public: Douglas H. Scofield  
My Commission Expires: 10-07-2010

(Seal)

Exhibit "A"  
Legal Description

  
20080228000081380 2/2 \$41.00  
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LOT NUMBER 9, ACCORDING TO THE CAPPS SUBDIVISION, CALERA, ALABAMA, AS SHOWN BY MAP RECORDED IN MAP BOOK 3, PAGE 155, IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA AND ALSO DEED RECORDED IN DEED BOOK 213, PAGE 548.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS OF WAY, PROVISIONS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET BACK LINES OF RECORD.

ADDRESS: 1880 19<sup>TH</sup> ST. W., CALERA, AL 35040  
TAX MAP OR PARCEL ID NO: 28-4-20-4-001-014.000

SUBJECT PROPERTY IS LOCATED IN SHELBY COUNTY.

Shelby County, AL 02/28/2008  
State of Alabama  
Deed Tax: \$27.00

