

20081001000386620 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
10/01/2008 08:26:32AM FILED/CERT

This Instrument Was Prepared By:
Holliman & Shockley
2491 Pelham Pkwy, 205-663-0281
Pelham, Al 35124

Shelby County, AL 10/01/2008
State of Alabama
Deed Tax: \$2.00

\$107,000.00

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, James O. Hamrick and Dorothy L. Hamrick, husband and wife, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Patricia Tjarks, a single woman, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

See attached Exhibit "A" for the complete legal description of the property being conveyed by this instrument.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.
\$105,314.00 was paid from first mortgage recorded herewith.

Grantee's address: 720 Cahaba Manor Court
Pelham, Alabama 35124

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEE, her heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and

assigns forever, against The lawful claims of all persons. I N
WITNESS WHEREOF, we have hereunto set our hands and seals on this
the 23 day of Sept., 2008.

James O. Hamrick ^{By} Dorothy L. Hamrick
James O. Hamrick, by Dorothy L.
Hamrick, as attorney-in-fact

Dorothy L. Hamrick
Dorothy L. Hamrick

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county
in said state, hereby certify that James O. Hamrick, by Dorothy
L. Hamrich, as attorney in fact, and Dorothy L. Hamrick, husband
and wife, whose names are signed to the foregoing conveyance, and
who are known to me, acknowledged before me on this day that,
being informed of the contents of the conveyance, she,
individually and in her capacity as such attorney in fact
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23 day of
September, 2008.

[Signature]
Notary Public

My Commission Expires:

08/29/10

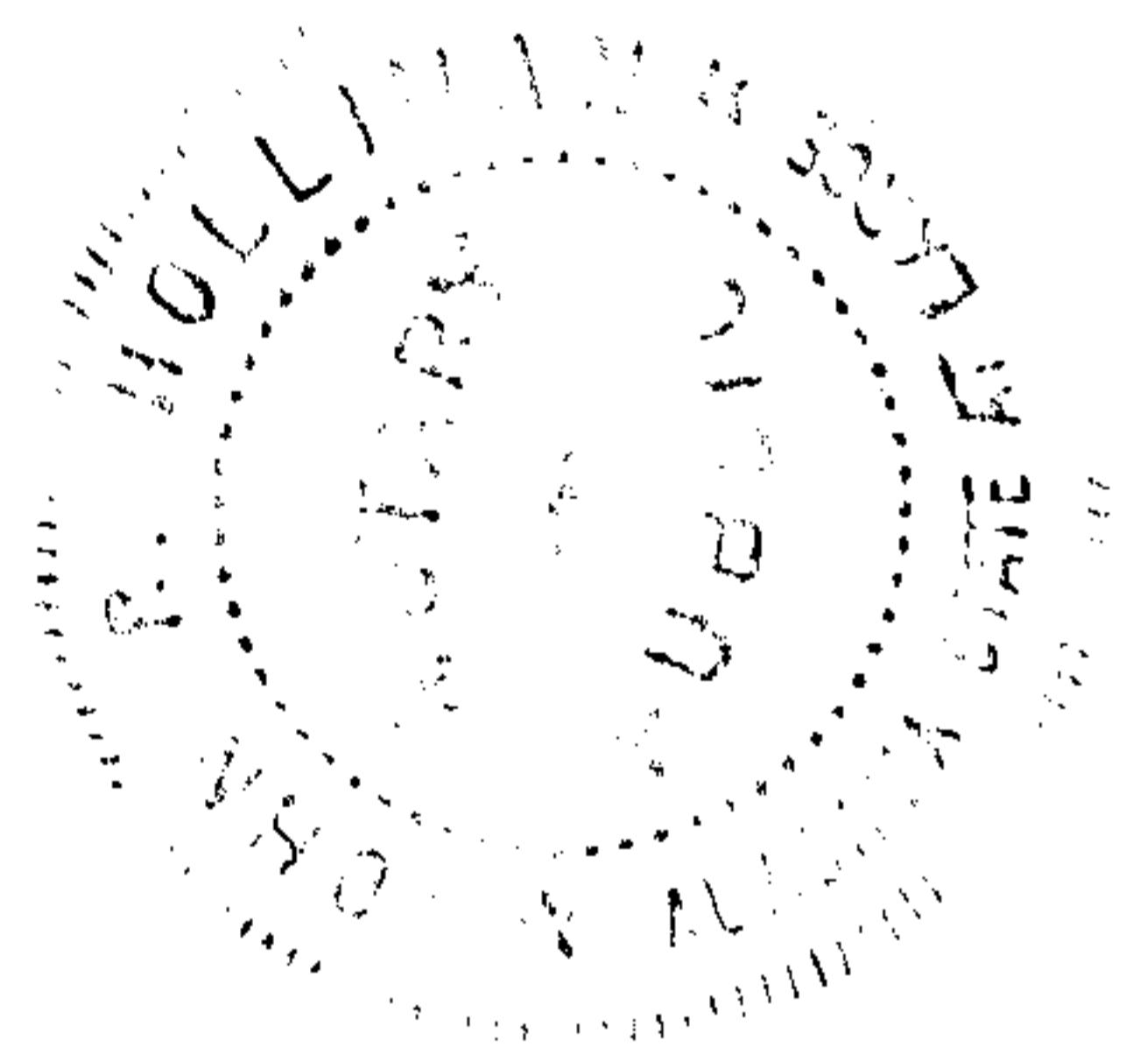



Exhibit A


20081001000386620 3/3 \$19.00
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Part of Lot 25 and part of Lot 26, Cahaba Manor Townhomes, 3rd Addition, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 7, Page 158, more particularly described as follows: Beginning at the Northeast corner of said Lot 25, run in a northerly direction along the East line of Lot 26, of said Cahaba Manor Townhomes, 3rd Addition for a distance of 5.0 feet to an existing iron pin; thence turn an angle to the left of 90 degrees and run in a westerly direction for a distance of 121.17 feet to an existing iron; thence turn an angle to the left of 97 degrees 38 minutes and run in a southerly direction along the West lines of said Lots 26 and 25 for a distance of 101.12 feet to an existing iron pin being on the Northwest line of Lot 24 A, Cahaba Manor Townhomes, 3rd Addition Resurvey of Lots 21, 22, 23, 24 and part of Lot 25 and a vacated portion of Cahaba manor Trail, as recorded in Map Book 10, Page 73, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the left of 118 degrees 07 minutes and run in a northeasterly direction for a distance of 50.0 feet to an existing iron pin; thence turn an angle to the left of 1 degrees 53 minutes 55 seconds and run in a northeasterly direction along said Northwest line of said Lot 24 A for a distance of 84.85 feet to an existing cross being on the West right of way line of Cahaba Manor Court; thence turn an angle to the left of 52 degrees 21 minutes 05 second and run in a northerly direction for a distance of 14.2 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

HOLLIMAN & SHOCKLEY
ATTORNEYS AT LAW
2491 PELHAM PARKWAY
PELHAM, ALABAMA 35124