

SEND TAX NOTICE TO:

Kristina Blackwell
Linda M. Blackwell
136 Hidden Creek Cove
Pelham, AL 35124

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration **One Hundred Twenty-four Thousand and 00/100s Dollars (\$124,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Rachael Hutchison and husband, Hunter Hutchison and Jerry Irwin, a married man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Kristina Blackwell and Linda M. Blackwell** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to wit:

Lot 29, according to the Survey of Phase One, Hidden Creek Townhomes, as recorded in Map Book 27, Page 49, in the Office of the Judge of Probate of Shelby County, Alabama.

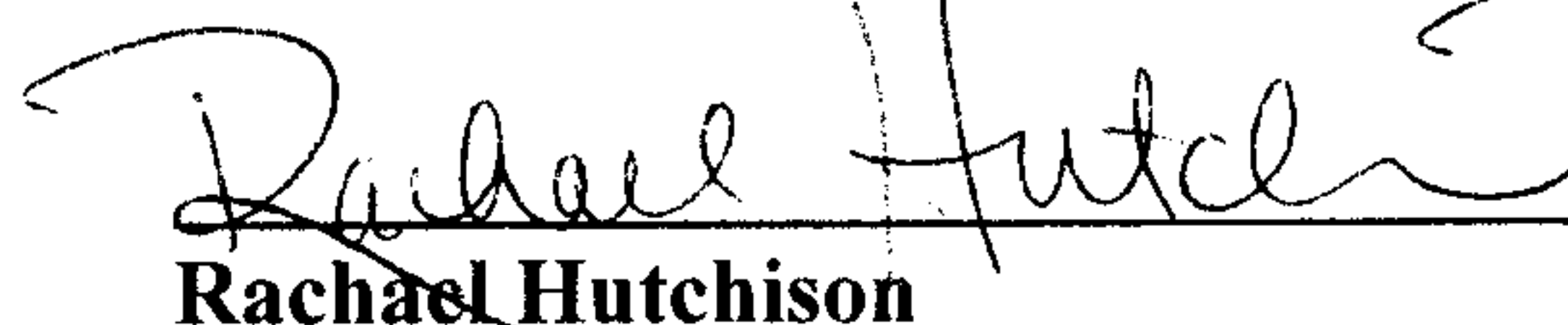
Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

This does not constitute the homestead property of Grantor, Jerry Irwin or his spouse.

\$122,384.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

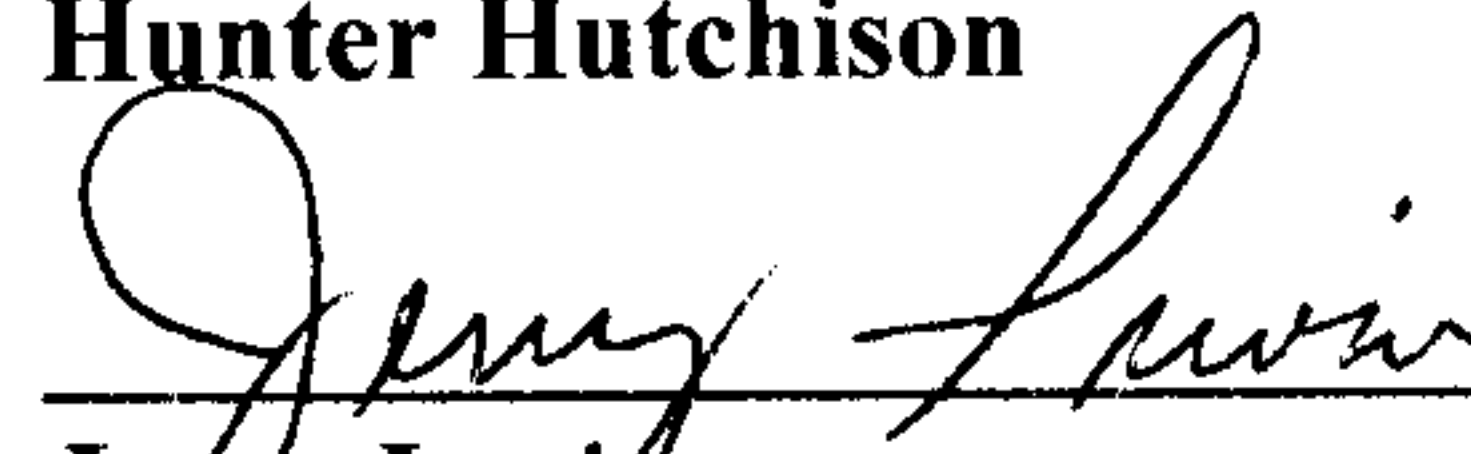
To Have and To Hold to the said grantee, his, heirs or their heirs and assigns forever; it being the intention of the parties to this conveyance. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 31st day of December, 2008.


Rachael Hutchison



Hunter Hutchison



Jerry Irwin

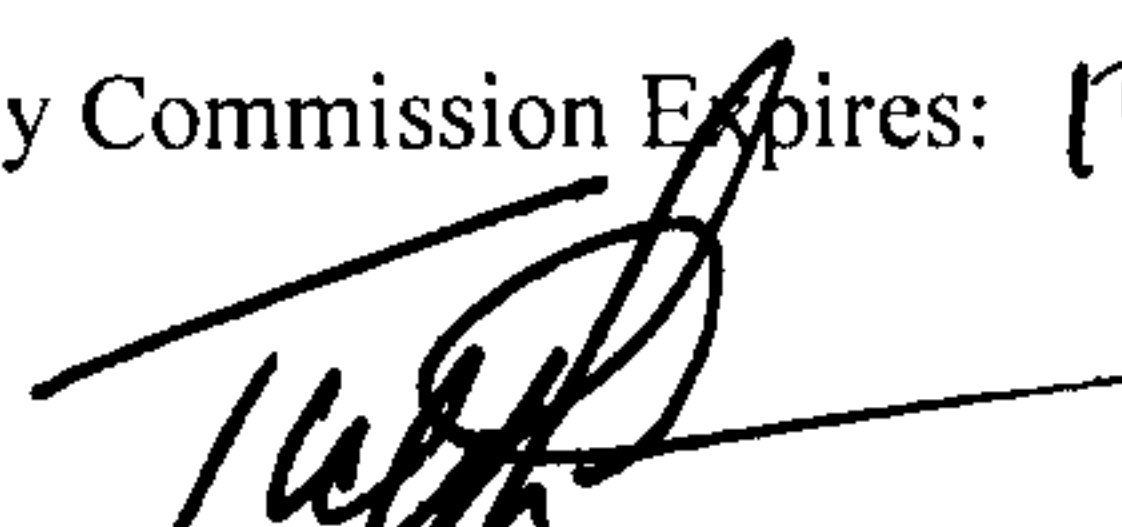
STATE OF ALABAMA,

Jefferson County ss:

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that **Rachael Hutchison , Hunter Hutchison and Jerry Irwin** whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 31st day of Dec,
2008.

My Commission Expires: 10/31/2012



Notary Public

Shelby County, AL 01/06/2009
State of Alabama

Deed Tax: \$2.00

(S E A L)

This instrument was prepared by:

Jack R. Thompson, Jr.
Kracke & Thompson, LLP
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