

This instrument was prepared by:  
Michael T. Atchison, Attorney at Law, Inc.  
101 West College  
Columbiana, AL 35051

Send Tax Notice To: Jeffrey Dale Cardwell, Jr.  
3604 Hwy 22 Montevallo, AL  
35115

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Thirty Three Thousand dollars and Zero cents (\$33,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Raymond G. Cardwell and wife, Myra J. Cardwell (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Jeffrey Dale Cardwell, Jr. (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at a point 1165 feet North and 770 feet West of the center of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama; thence North 83 degrees 31 minutes 06 seconds West 149.26 feet to an iron pin; thence North 08 degrees 06 minutes 34 seconds East, 104.50 feet to an iron pin; thence South 89 degrees 15 minutes 24 seconds East, 148.40 feet to the westerly right of way of Shelby County Road 22; thence along said road South 07 degrees 07 minutes 39 seconds West, 119.30 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to taxes for 2010 and subsequent years, easements, restrictions, rights of way, and permits of record.

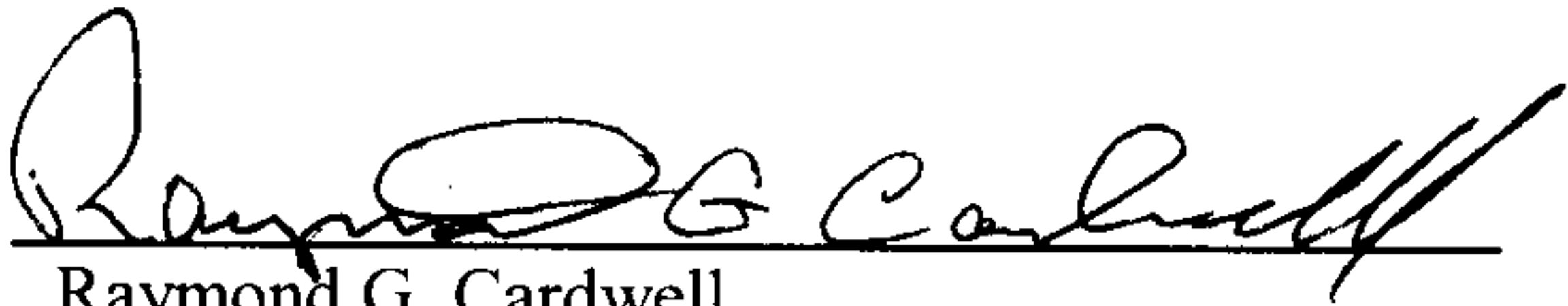
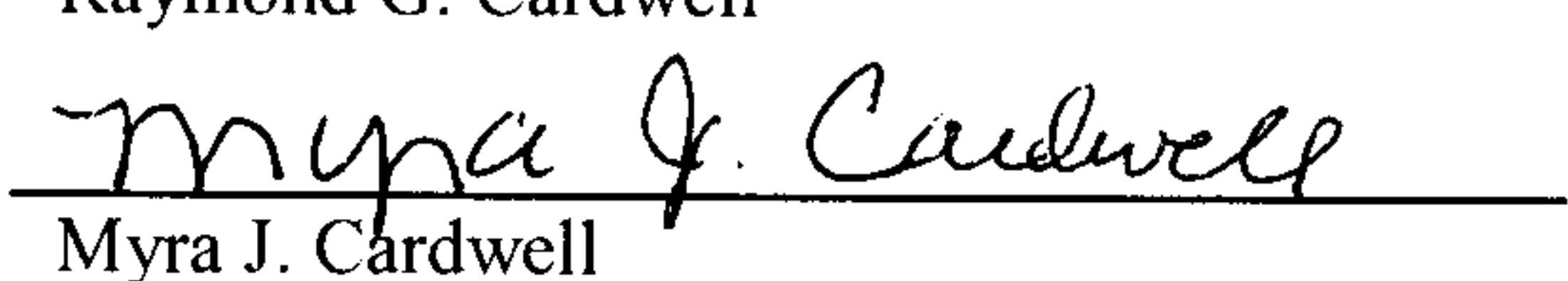
\$27,600.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

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 person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 23<sup>rd</sup> day of December, 2009.

_____	(SEAL)		(SEAL)
_____	(SEAL)		(SEAL)
_____	(SEAL)	_____	(SEAL)
		_____	(SEAL)

STATE OF ALABAMA

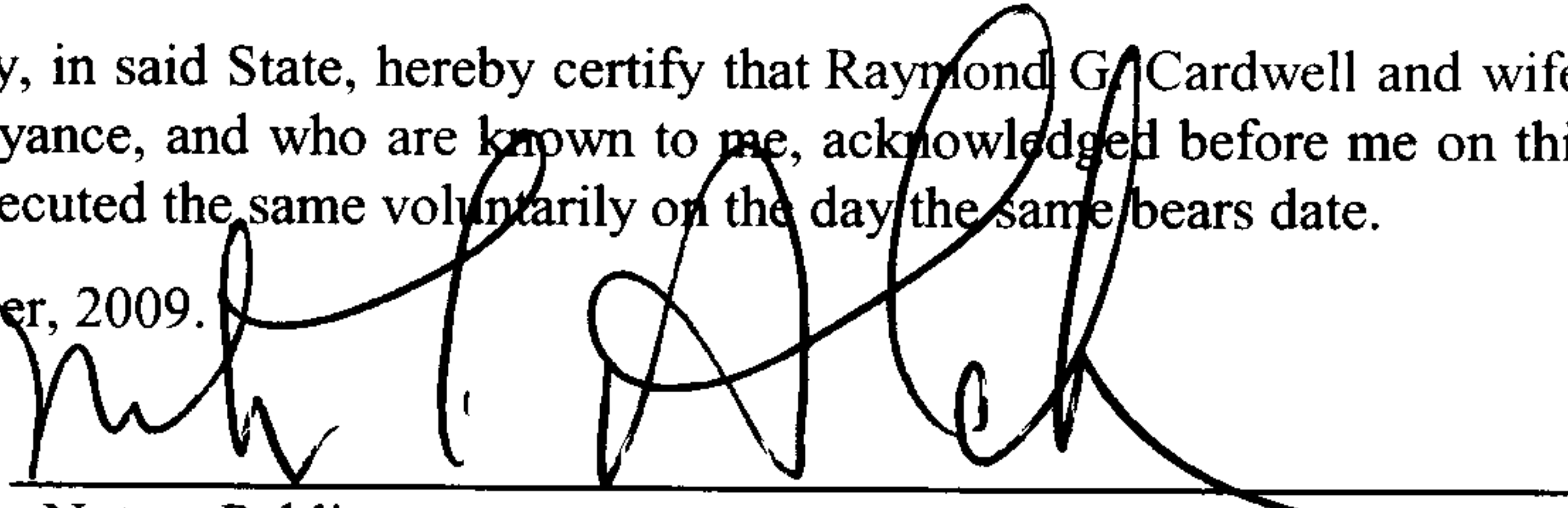
} General Acknowledgment


COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Raymond G. Cardwell and wife, Myra J. Cardwell 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23<sup>rd</sup> day of December, 2009.

My Commission Expires: 10-16-12

  
Notary Public

  
20091229000472330 1/1 \$16.50  
Shelby Cnty Judge of Probate, AL  
12/29/2009 10:16:52 AM FILED/CERT  
Shelby County, AL 12/29/2009  
State of Alabama  
Deed Tax : \$5.50

