

This instrument was prepared by:
Walter F. Scott, III, LLC
3500 Colonnade Pkwy Ste. 350
Birmingham, AL 35243

Send Tax Notice To:
Brian K. Nolen
102 Donaldson Road
Columbiana, AL 35051

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$100,000.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Buddy G. Adaway and Patricia Adaway, husband and wife (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Brian K. Nolen and Melissa D. Nolen (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees 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.

Note; \$98,188.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 26th day of March, 2010.

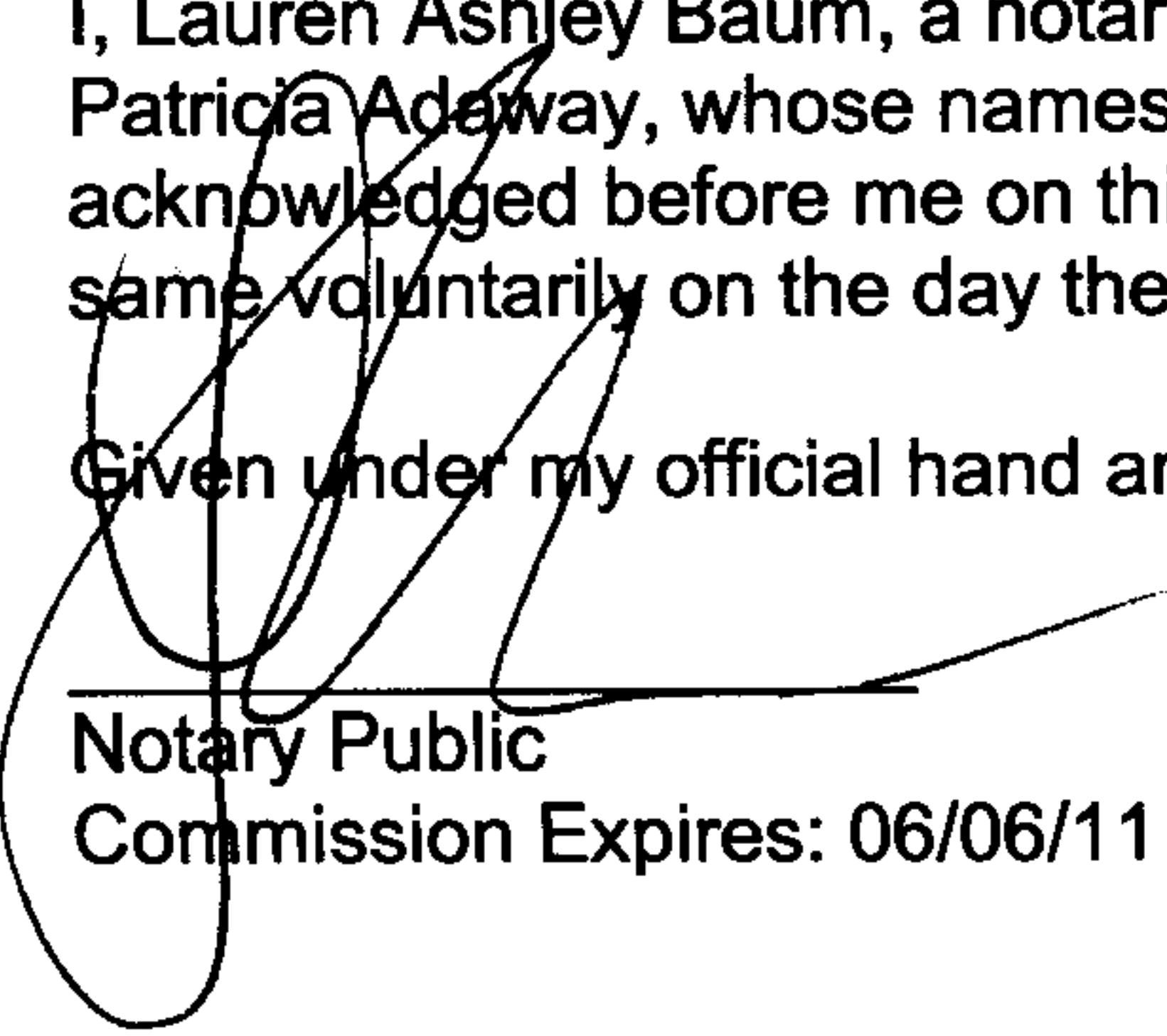

Buddy G. Adaway

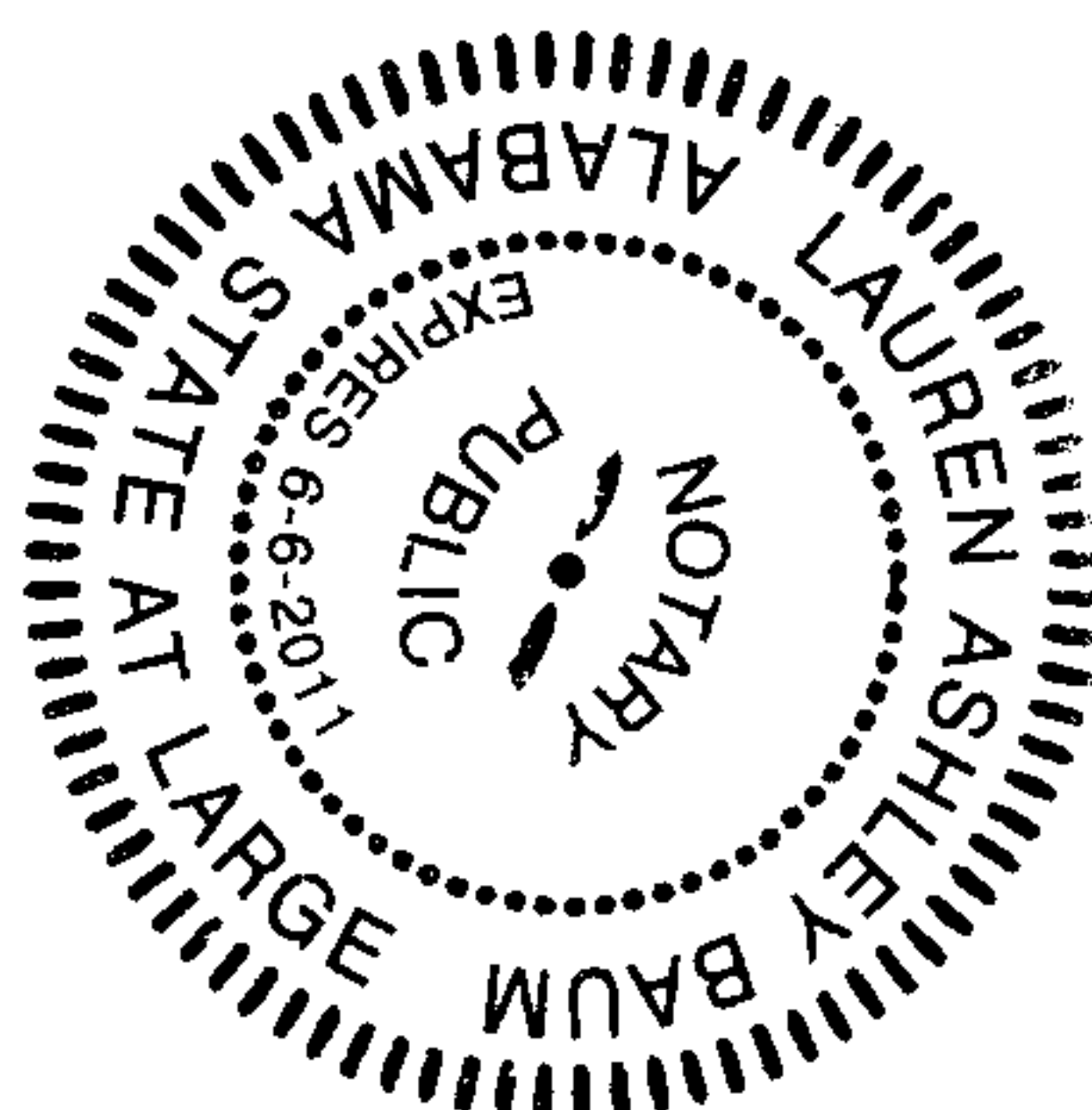

Patricia Adaway

State of Alabama
Shelby County

I, Lauren Ashley Baum, a notary for said County and in said State, hereby certify that Buddy G. Adaway and Patricia Adaway, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 26th day of March, 2010.


Notary Public
Commission Expires: 06/06/11





20100401000097740 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
04/01/2010 02:29:45 PM FILED/CERT

EXHIBIT "A" Legal Description

A parcel of land in the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 4, Township 22 South, Range 1 West, Shelby County, Alabama, described as follows:

Commence at the Southwest corner of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 4, thence run North along the West $\frac{1}{4}$ - $\frac{1}{4}$ line 355.15 feet; thence turn right 55 degrees 23 minutes and run Northeasterly along the North boundary line of Alabama Power Company's right of way a distance of 647.02 feet to a point on a paved county road (Egg and Butter Road); thence turn right 77 degrees 07 minutes and run Southeasterly along said road 122.6 feet; thence turn right 06 degrees 15 minutes along said road 72.0 feet to an iron pin and the point of beginning; thence continue last course 211.2 feet to a point on Donaldson Road; thence turn right 59 degrees 59 minutes and run Southwesterly along said road 250.0 feet; thence turn right 104 degrees 12 minutes 15 seconds and run Northwesterly 250.0 feet; thence turn right 86 degrees 58 minutes 45 seconds and run Northeasterly 300.0 feet to the point of beginning.