

THIS INSTRUMENT PREPARED BY:

George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:

JEROD C. SINCLAIR
3108 SUNNY MEADOWS LANE
BIRMINGHAM, ALABAMA 35242

WARRANTY DEED



20100413000112330 1/2 \$189.00
Shelby Cnty Judge of Probate, AL
04/13/2010 10:52:10 AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Six Hundred Twenty Five Thousand and 00/100 Dollars (\$625,000.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, Emmett R. Hall and Valerie R. Hall, husband and wife, (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto Jerod C. Sinclair and Allison A. Sinclair (herein referred to as "Grantees"), as Joint Tenants, with right of survivorship, all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

*\$450,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith

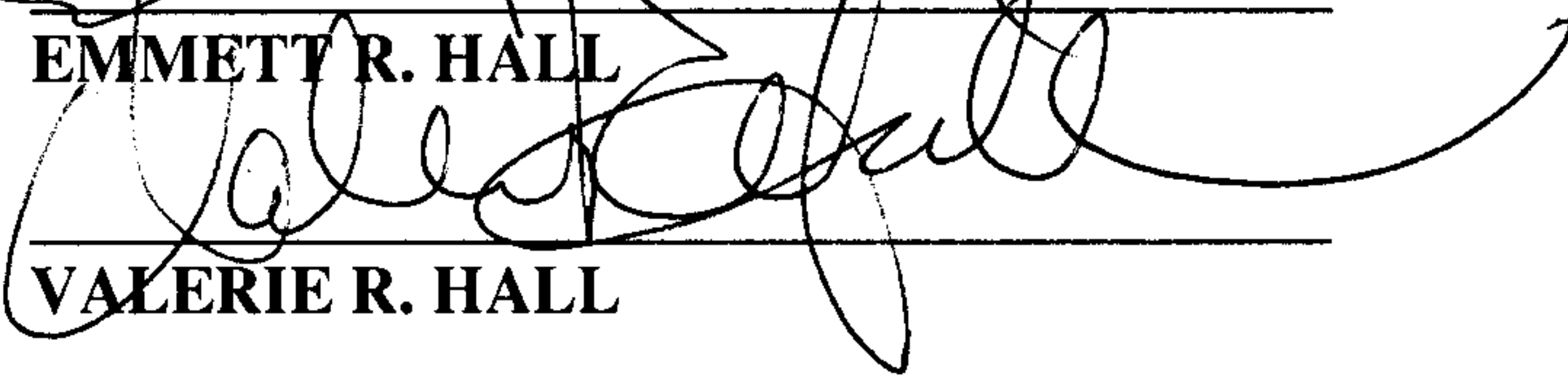
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

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 one grantee herein survives the other, the entire interest in fee simple shall pass to 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, and their assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantees, and their assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereunto their hands and seals, this 26th day of March, 2010.



EMMETT R. HALL


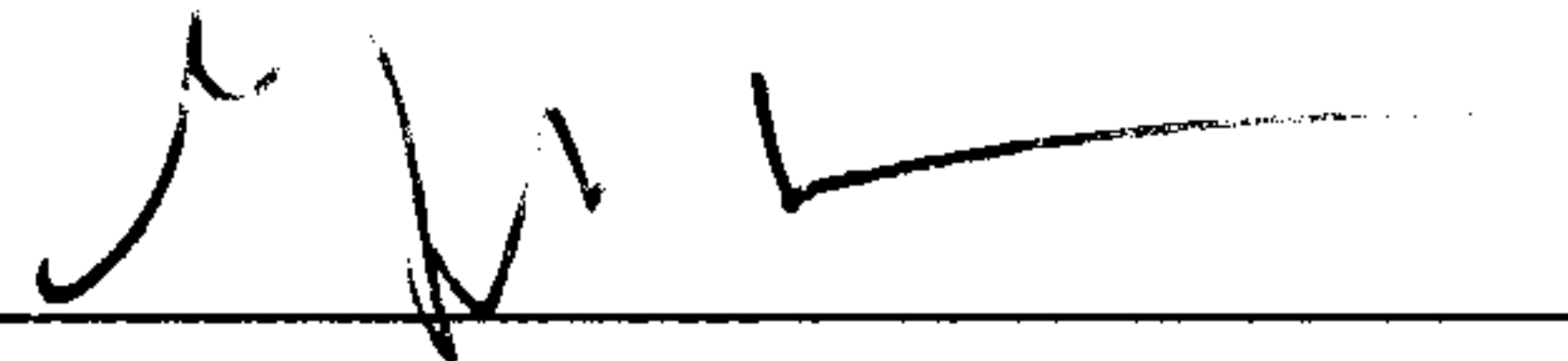
VALERIE R. HALL

STATE OF ALABAMA)

SHELBY COUNTY)

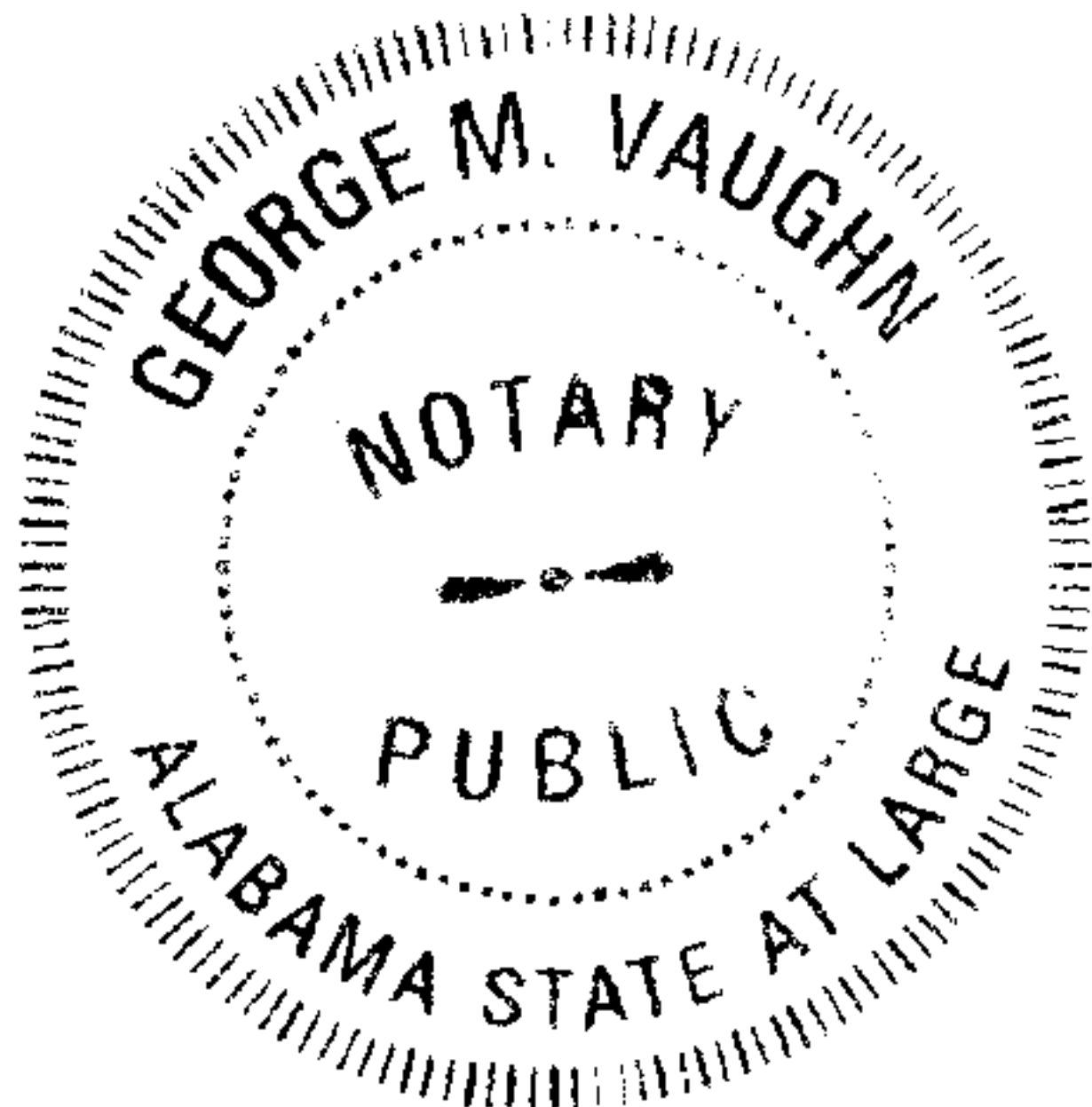
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, EMMETT R. HALL AND VALERIE R. HALL, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

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



Notary Public

My Commission Expires: 9.29.2010



Shelby County, AL 04/13/2010

State of Alabama

Deed Tax : \$175.00

EXHIBIT "A"


20100413000112330 2/2 \$189.00
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A parcel of land situated in the South 1/2 of Section 14, Township 19 South, Range 2 West, Shelby County, Alabama, also to be known as proposed Lot 1, Randy Hall Subdivision, being more particularly described as follows:

Begin at the Southeast corner of Lot 1, Block 1, Sunny Meadows (Subdivision) as recorded in Map Book 8, Pages 18 A, 18 B and 18 C, in the Office of the Judge of Probate of Shelby County, Alabama; thence run North 80 degrees 52 minutes 38 seconds West along the Southwesterly line of said Lot 1, a distance of 166.73 feet to a found 1/2 inch rebar corner; thence run North 42 degrees 00 minutes 45 seconds West a distance of 203.25 feet to a found rebar corner; thence run North 41 degrees 44 minutes 59 seconds West a distance of 110.60 feet to a found 1/2 inch rebar corner; thence run North 71 degrees 16 minutes 29 seconds West a distance of 103.19 feet to a found cross corner; thence run North 76 degrees 14 minutes 24 seconds West a distance of 194.90 feet to a found cross corner; thence run South 08 degrees 24 minutes 06 seconds West a distance of 218.73 feet to a found 1/2 inch rebar corner; thence run South 81 degrees 34 minutes 48 seconds East a distance of 376.02 feet to a found 1" open top corner at a fence corner; thence run South 00 degrees 20 minutes 53 seconds East a distance of 56.98 feet to an iron pin set at the point of beginning; thence continue along last described course South 00 degrees 20 minutes 53 seconds East a distance of 668.86 feet to a found 1/2 inch rebar corner on the Northerly margin of Shelby County Highway No. 14; thence run North 60 degrees 20 minutes 50 seconds East along said margin of said Highway a distance of 520.64 feet to the P.C. of a curve return to the left having a central angle of 89 degrees 49 minutes 25 seconds, a radius of 25.00 feet, a chord of 35.30 feet and a chord bearing of North 15 degrees 26 minutes 08 seconds East; thence run along the arc of said curve return an arc distance of 39.19 feet to the P.T. of said curve return; thence run North 29 degrees 28 minutes 34 seconds West along the Westerly margin of Sunny Meadows Lane, a guttered and paved public street, a distance of 236.92 feet to the P.C. of a curve to the right, having a central angle of 29 degrees 22 minutes 34 seconds a radius of 244.62 feet, a chord of 124.05 feet and a chord bearing of North 14 degrees 45 minutes 27 seconds West; thence run West-Northwesterly along the arc of said curve an arc distance of 125.42 feet; thence run North 80 degrees 52 minutes 38 seconds West a distance of 321.81 feet to the point of beginning.