


THIS INSTRUMENT PREPARED BY:

FRANK L.NELSON
389 Shades Crest Road
Birmingham, AL 35226

SEND TAX NOTICE TO:

RONALD L. HADDER
RHONDA C. HADDER
105 Federal Road
Montevallo, AL 35115

STATE OF ALABAMA
COUNTY OF SHELBY


20100910000294630 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
09/10/2010 10:46:48 AM FILED/CERT

SPECIAL WARRANTY DEED
SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of --ONE HUNDRED FIFTY THOUSAND AND NO/100'S--- DOLLARS (\$ 150,000.00) to the undersigned GRANTOR, STOCK LOAN SERVICES, LLC hereinafter referred to as GRANTOR) in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the said GRANTOR does hereby grant, bargain, sell and convey unto RONALD L. HADDER AND WIFE, THONDA C. HADDER, hereinafter referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY COUNTY, Alabama, to-wit:

Lot 25, according to the Survey of Colonial Oaks, Phase I, as recorded in Map Book 39, Page 115, in the Probate Office of Shelby County,Alabama.

\$ 120,000.00 of the consideration stated hereinabove was paid from the proceeds of a mortgage filed simultaneously herewith.

Subject to the following exceptions:

1. Ad Valorem taxes for the year 2010 and subsequent years, said taxes not yet due and payable until October 1, 2010.
2. Easements, restrictions, residential covenants and right of ways of record.

TO HAVE AND TO HOLD unto the said Grantee(s), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal
this the 14th day of August, 2010.

ATTEST:

STOCK LOAN SERVICES, LLC

BRADLEY J. JAMESNIK

BY: *Bradley J. Jamesnik*

Its: Asst. V.P.



20100817000262260 2/2 \$45.00
Shelby Cnty Judge of Probate, AL
08/17/2010 11:45:42 AM FILED/CERT



20100910000294630 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
09/10/2010 10:46:48 AM FILED/CERT

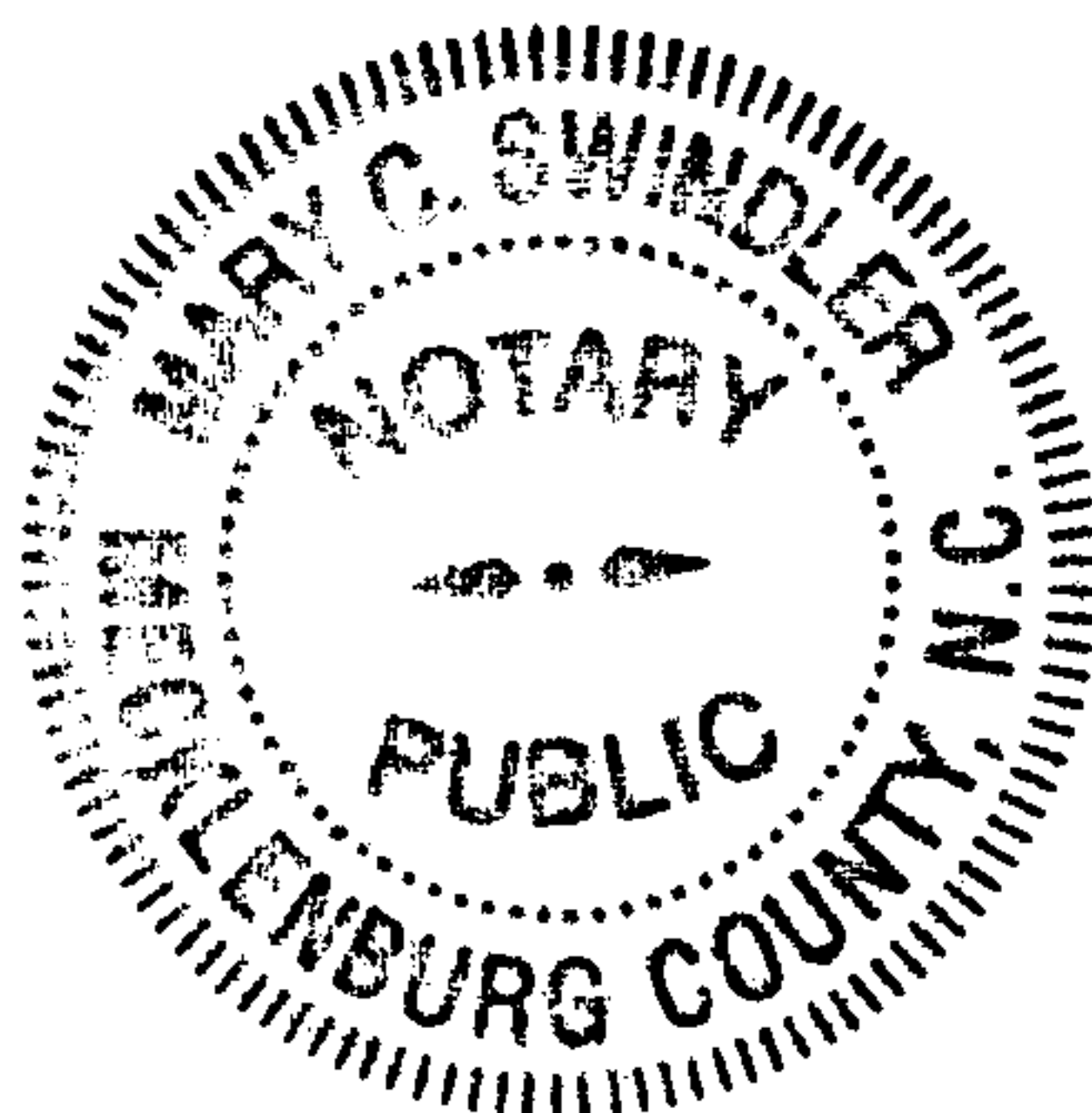
State of Alabama

Deed Tax : \$30.00

STATE OF NORTH CAROLINA
COUNTY OF Mecklenburg

I, the undersigned authority, a Notary Public in and for
said County in said State, hereby certify that
Bradley J. Jamesnik whose name as Asst. V.P.
STOCK LOAN SERVICES, LLC, a corporation, is signed
to the foregoing conveyance, and who is known to me, acknowledged
before me on this day that, being informed of the contents of the
conveyance, he/she/they executed the same voluntarily and as
his/her/their act on the day the same bears date and in
his/her/their official capacity as said officer of said
corporation.

Given under my hand and official seal, this the 14th day
of August, 2010.



Mary C. Swindler
Notary Public

My Commission Expires: ~~2-3-99~~
1-3-15