

SEND TAX NOTICE TO:
Matthew A. Ware & Sarah J. Ware
2812 Sterling Way
Birmingham, AL 35242

This Instrument Prepared By:
Aaron B. Thomas
Spain & Gillon
2117 Second Avenue North
Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

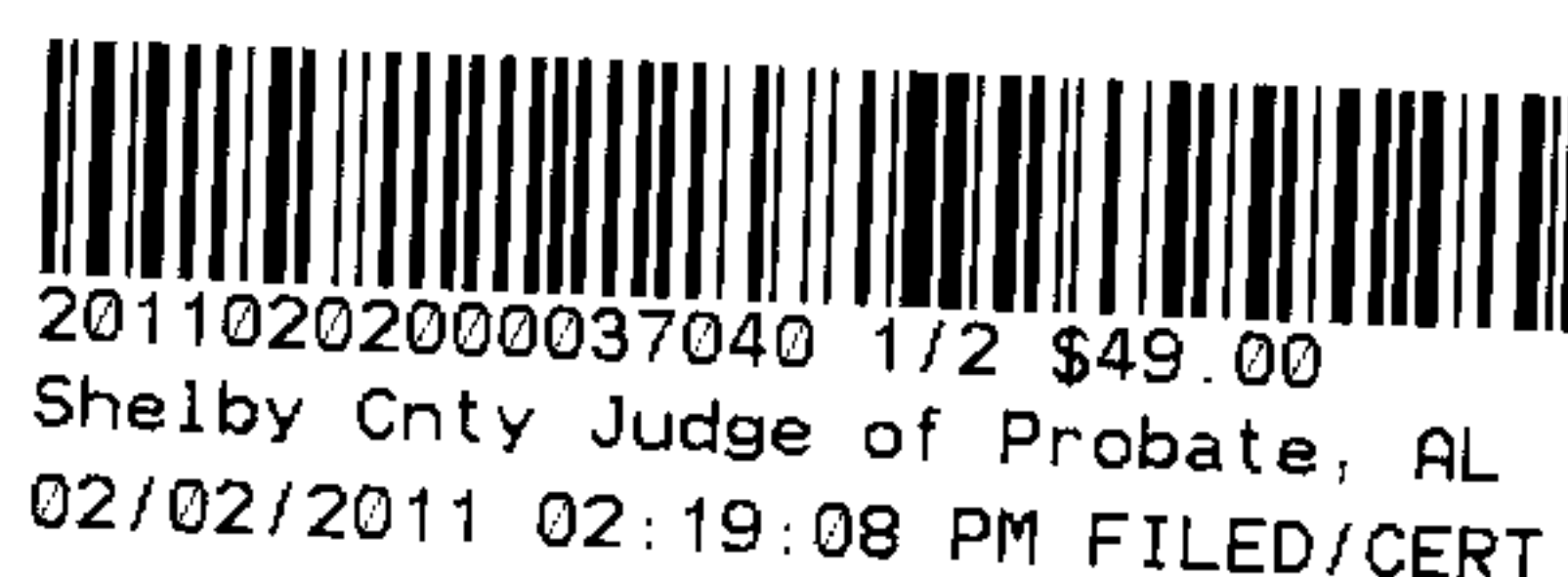
KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Seventy Thousand and no/100 Dollars (\$170,000.00), the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Claude F. Hendrickson and wife, Jan K. Hendrickson**, convey unto **Matthew A. Ware and Sarah J. Ware** (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 4, Block 2, according to the Survey of Inverness Point Phase 1, as recorded in Map Book 13, Page 6, in the Office of the Judge of Probate of Shelby County, Alabama.

\$136,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Subject to:
Ad Valorem taxes for 2011.
Existing easements, restrictions, set back lines and limitations of record.

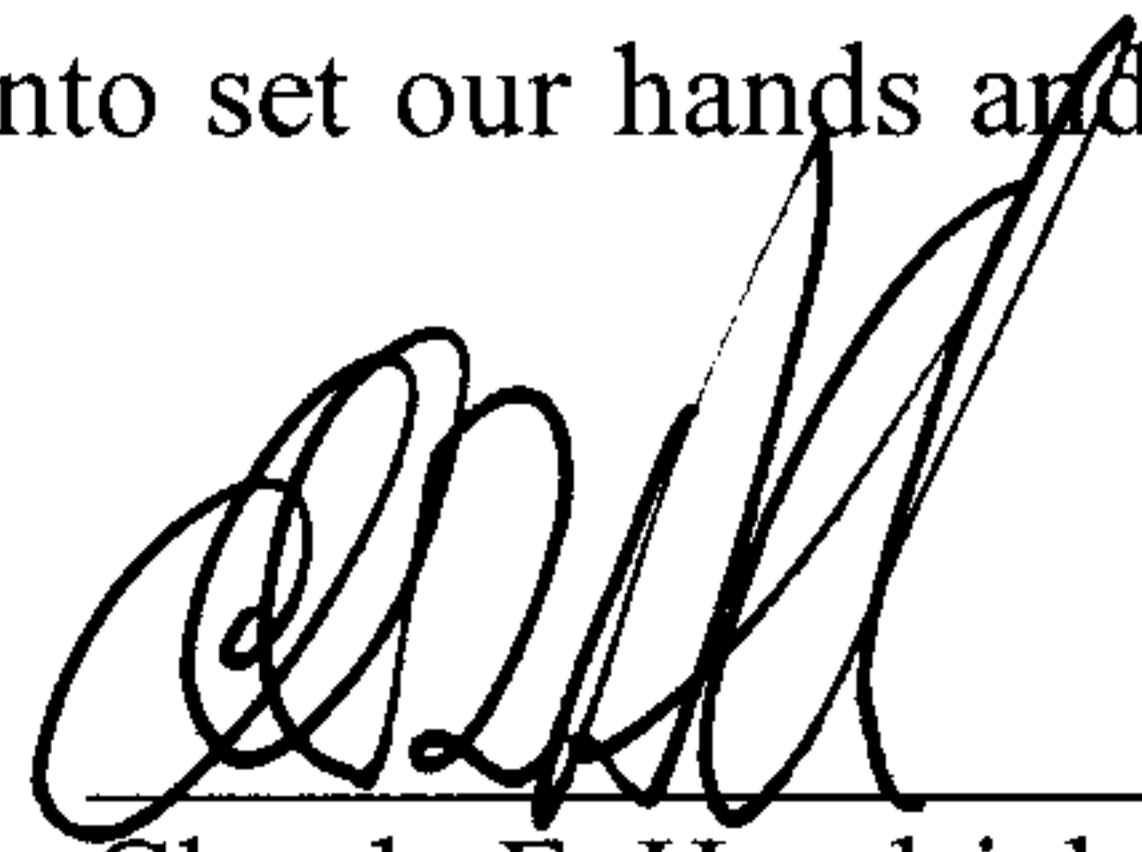
TO HAVE AND TO HOLD, to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint




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 herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs, executors and assigns, that we are lawfully seized in fee simple of said premises; that they are 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, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 31st day of January, 2011.



Claude F. Hendrickson



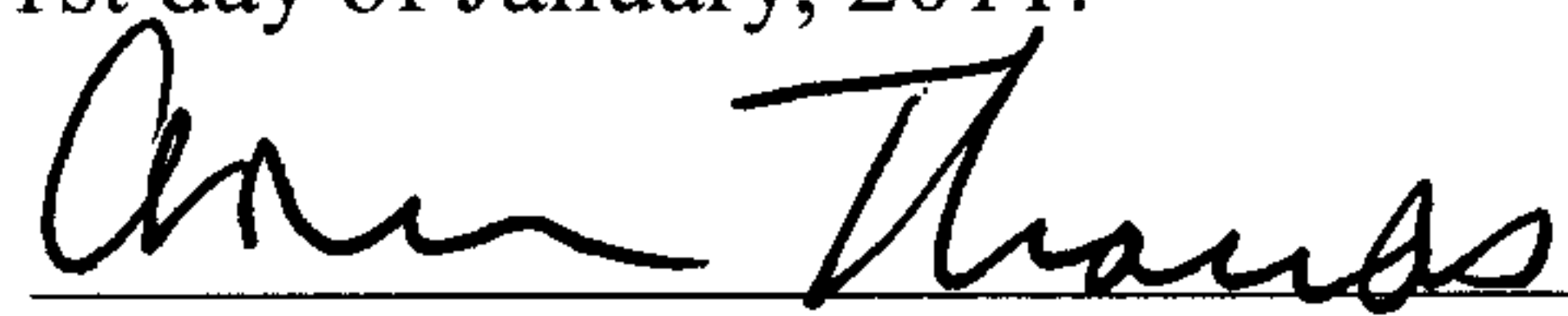
Jan K. Hendrickson

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Claude F. Hendrickson and wife, Jan K. Hendrickson, 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 31st day of January, 2011.

My Commission Expires:



Notary Public