

Send tax notice to: Kenneth C. Prady, 441 County Road 338, Chelsea, Al. 35043

This instrument was prepared by Duell Hunt, LLC, 2803 Greystone Commercial Blvd., Birmingham, Al. 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One hundred fifty-four thousand and no/100 (\$154,000.00)** Dollars and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

James Vilece, an unmarried man and Erik W. Weber, a married man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Kenneth C. Prady and Marcie A. Prady

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record

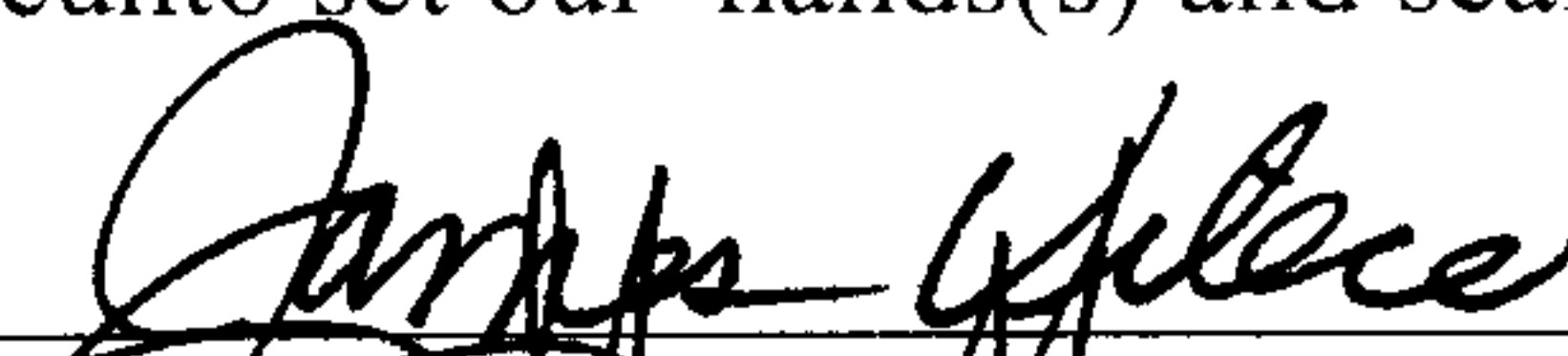
\$146,300.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

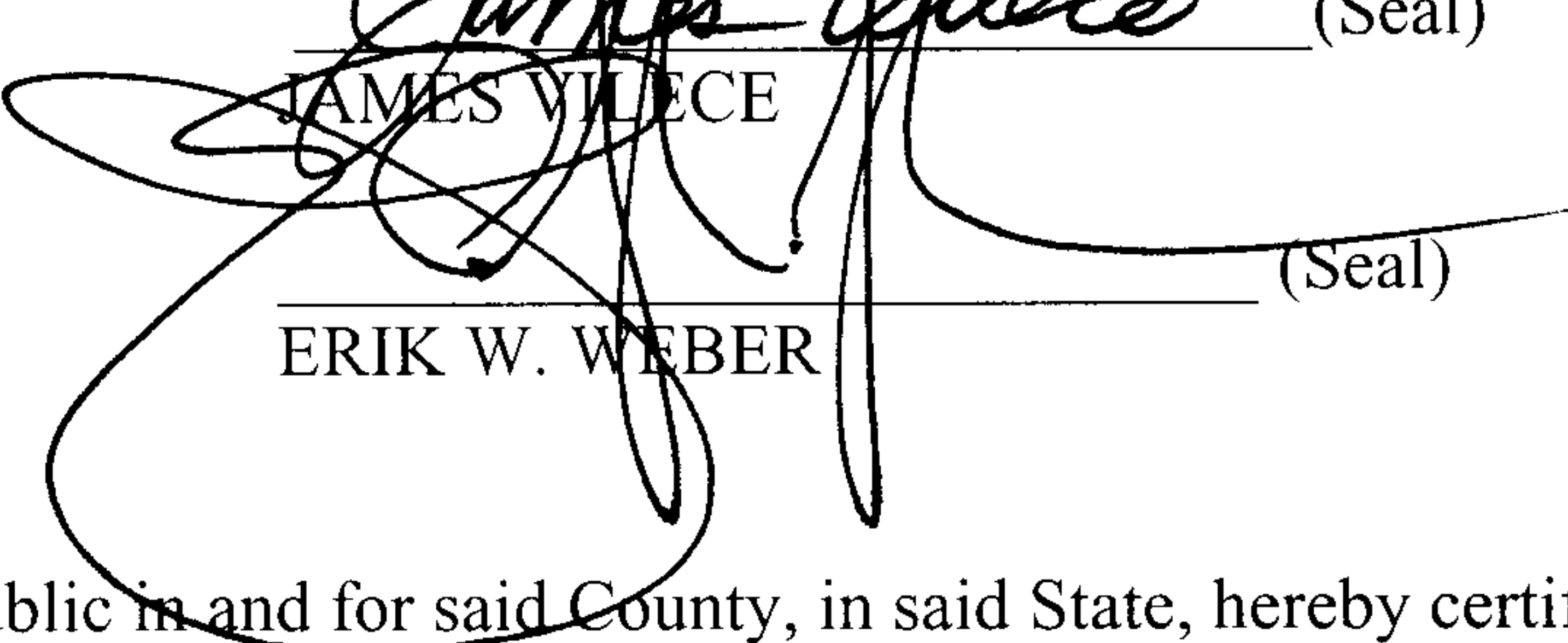
Grantor Erik W. Weber is a married man, however the property herein described is not the homestead of the Grantor or his spouse.

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 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 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.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this ____ day of March, 2011.



JAMES VILECE (Seal)


ERIK W. WEBER (Seal)

State of ALABAMA
County of SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Vilece, an unmarried man & Erik W. Weber, a married man whose name(s) is/are signed to the foregoing conveyance, and who is/are 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 on the day the same bears date.

Given under my hand and official seal this the 4th day of March, 2011.

My commission expires: 11/5/2013



NOTARY PUBLIC



EXHIBIT A

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN SOUTHERLY AND ALONG THE WEST LINE FOR A DISTANCE OF 621.07 FEET TO A POINT ON THE CENTERLINE OF A PUBLIC CHERT ACCESS ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAME LINE FOR A DISTANCE OF 691.72 FEET; THENCE TURN 90 DEGREES 50 MINUTES TO THE LEFT AND RUN EASTERLY FOR A DISTANCE OF 178.72 FEET; THENCE TURN 89 DEGREES 10 MINUTES TO THE LEFT FOR A DISTANCE OF 484.92 FEET; THENCE TURN 90 DEGREES 00 MINUTES TO THE LEFT FOR A DISTANCE OF 153.70 FEET; THENCE TURN 90 DEGREES 00 MINUTES TO THE RIGHT FOR A DISTANCE OF 204.20 FEET; THENCE TURN 90 DEGREES 00 MINUTES TO THE LEFT FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA.



20110311000080840 2/2 \$23.00
Shelby Cnty Judge of Probate, AL
03/11/2011 10:30:08 AM FILED/CERT