

This instrument was prepared by:  
John Martin Eades, Jr., Esq.  
217 B 1<sup>st</sup> Street North  
Alabaster, Alabama 35007

Send property tax notices to:  
Pearlie Mae Cardwell  
P. O. Box 403  
Montevallo, Alabama 35115

10,000.00

**WARRANTY DEED**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

That in consideration of \$10.00 (TEN DOLLARS AND NO/100'S) and other good and valuable consideration the sufficiency of which is acknowledged the undersigned grantor, The Estate of Joe Milford Cardwell, deceased, in hand paid by the grantee herein, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto the mother of the decedent, Pearlie Mae Cardwell, a single woman and hereinafter referred to as the "Grantee" the following real estate situated in Shelby County, Alabama – to-wit:

Lots 7, 8, 9, 10, and 11 in Block 12 bordering on line of Creek diminishing to a point at Beech Street and Madison Avenue, according to Map of Almont recorded in the Office of Judge of Probate of Shelby County, Alabama.

Also, Lots 16,17,18, and 19, Block 11, Survey of Almont (also known as Survey of Aldmont)

Benjamin F. Cardwell, the father of the decedent, died on August 2, 1969 while married to the grantee.

Pearlie Mae Cardwell is one and the same person as Pearlie C. Cardwell shown on deed recorded in Deed Book 254, Page 649, Judge of Probate of Shelby County, Alabama.

This deed was prepared with out the benefit of a title search. No title search was requested or performed in connection with the preparation of this deed. This conveyance is subject to any easements and encumbrances, if any, of record. This deed does not constitute the homestead of the grantor.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee and their heirs and assigns that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforestated, that I will and my heirs, executors, and administrators shall warrant and defend the same to the said GRANTEE their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I, The Estate of Joe Milford Cardwell By Its Administrator Pearlie Mae Cardwell have hereunto set my hand and seal this the 4 day of 27, 20 11



20110427000127710 1/1 \$22.00  
Shelby Cnty Judge of Probate, AL  
04/27/2011 12:25:45 PM FILED/CERT

The Estate of Joe Milford Cardwell, Grantor  
By: Pearlie Mae Cardwell  
Pearlie Mae Cardwell  
Its: Administrator

STATE OF ALABAMA )  
SHELBY COUNTY )

I, Kelly B. Mullin, a Notary Public in and for said County and State hereby certify that Pearlie Mae Cardwell whose name as the Administrator of The Estate of Joe Milford Cardwell 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 this conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27<sup>th</sup> day of April, 20 11.

Kelly B. Mullin  
Notary Public

Shelby County, AL 04/27/2011  
State of Alabama  
Deed Tax: \$10.00

Kelly B. Mullin  
My commission expires: Notary Public State At Large  
Commission Expires  
June 28, 2013