

WARRANTY DEED

State of Alabama
Shelby County

Send Tax Notice to: Charlotte Conwell
P.O. Box 468, Montevallo, AL 35115

Know all men by these presents:


That in consideration of **Three Hundred Fifty Thousand Dollars and No/100 (\$350,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Carl B. Darden and wife, Susan Darden, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: **Charlotte Conwell** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit: Lot 13 according to the Survey of Shelby Spring Farms, Lakeland Sector 2, as recorded in Map Book 24, Page 144 A, B & C, in the Office of the Judge of Probate of Shelby County, Alabama.

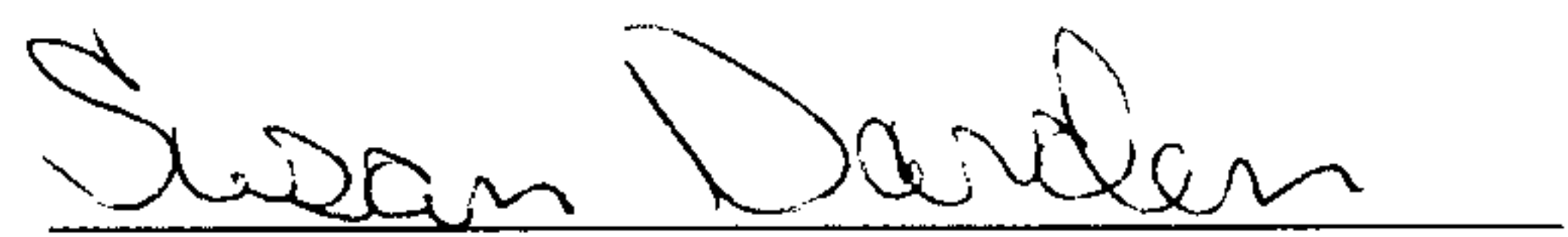
SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

\$332,500.00 of the Purchase Price was obtained by a Purchase Money Mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. 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 hand(s) and seal(s), this 8th day of June, 2011.


Carl B. Darden


Susan Darden

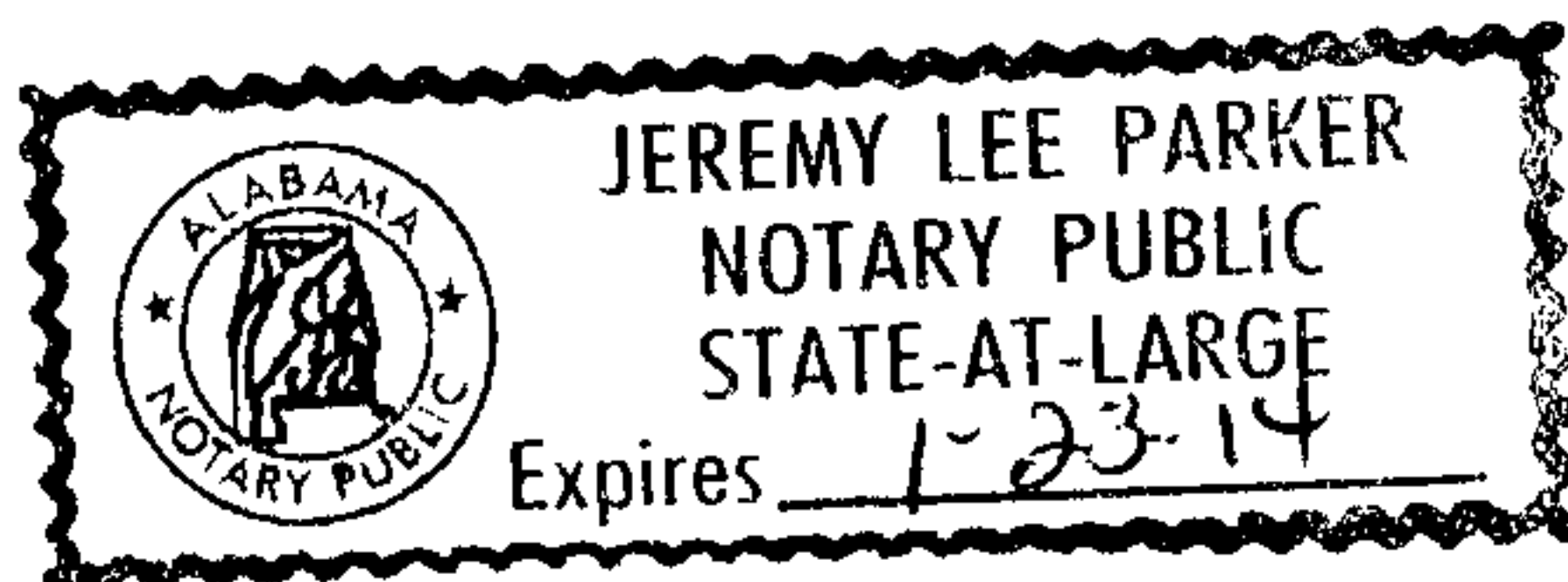
STATE OF ALABAMA

COUNTY Shelby

General Acknowledgment


I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Carl B. Darden and wife, Susan Darden, whose name(s) 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of June, 2011.




NOTARY-PUBLIC
MY COMMISSION EXPIRES:

Prepared by: Parker Law Firm, LLC
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216


20110614000175320 1/1 \$29.50
Shelby Cnty Judge of Probate, AL
06/14/2011 02:32:12 PM FILED/CERT

Shelby County, AL 06/14/2011
State of Alabama
Deed Tax: \$17.50