

This Instrument is prepared by:
John H. Henson
4647-E US Hwy 280
Birmingham, AL 35242

SEND TAX NOTICE TO:
Robert L. Padgett and Andrea Willingham
5986 Old Hwy 280
Sterrett, AL 35147


20111201000363310 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
12/01/2011 02:15:03 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Twenty Thousand And No/100 Dollars (\$120,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Chauncy Jordan and Meredith Jordan, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Robert L. Padgett and Andrea Willingham (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

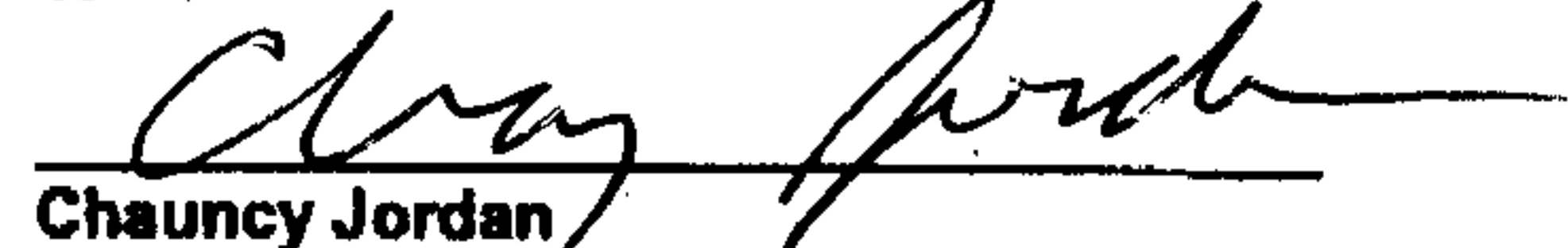
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

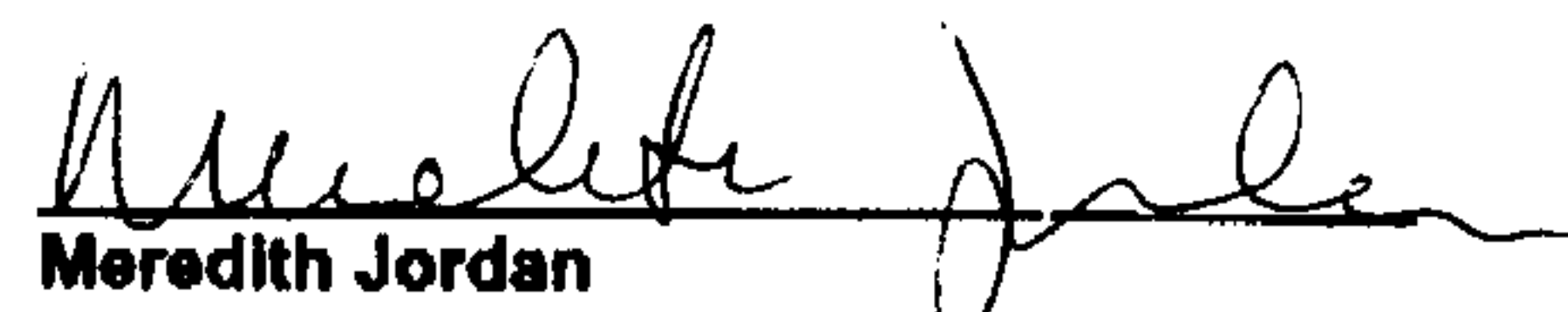
One Hundred Twenty-Four Thousand Two Hundred And No/100 Dollars (\$124,200.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; It being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on November 10, 2011.

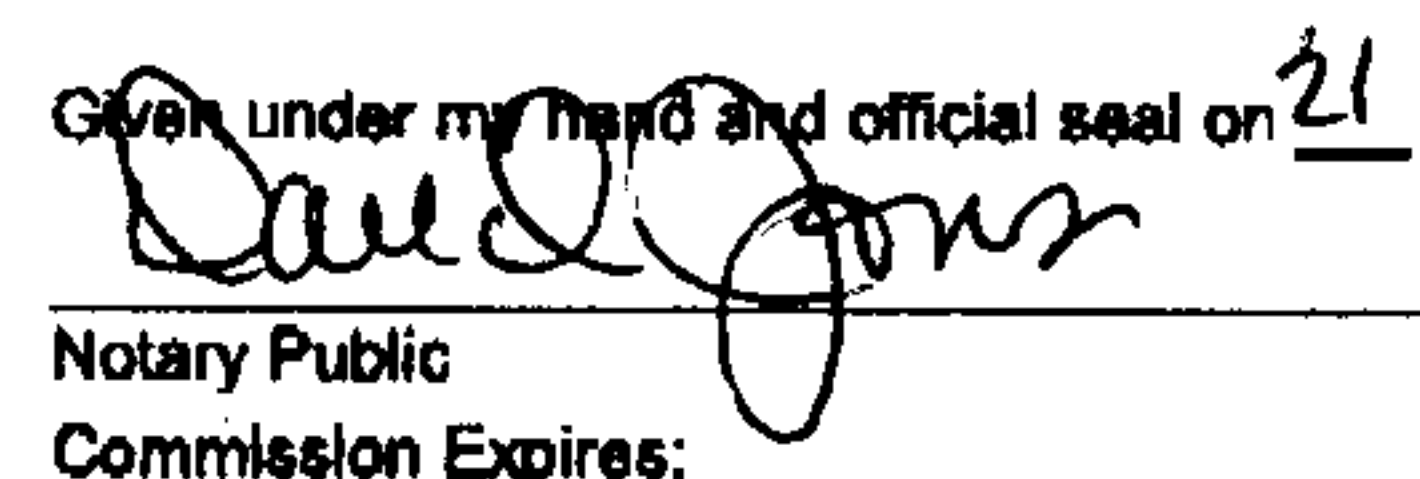

Chauncy Jordan


Meredith Jordan

STATE OF North Carolina
COUNTY OF Madison)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chauncy Jordan and Meredith Jordan 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 on 21 day of November, 2011.


Notary Public

Commission Expires:

July 23, 2015

EXHIBIT "A"

Tract #3-C, Carden Estate as set forth on that certain survey by Frank Wheeler dated January 25, 1974, more particularly described as follows: Commence at the NE corner of the West 1/2 of the SE 1/4 of the SW 1/4 Section 20, Township 19 South, Range 1 East; thence run South along the East line of said 1/4-1/4 section a distance of 647.00 feet to the Point of Beginning; thence continue in the same direction a distance of 343.00 feet; thence turn an angle of 91°17'52" to the right and run a distance of 582.26 feet; thence turn an angle of 84°45'10" to the right and run a distance of 344.35 feet; thence turn an angle of 95°14'50" to the right and run a distance of 585.99 feet to the Point of Beginning. Situated in the West 1/2 of the SE 1/4 of the SW 1/4 of Section 20, Township 19 South, Range 1 East, Shelby County, Alabama.


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