

THIS INSTRUMENT PREPARED BY:  
James J. Odom, Jr.  
P.O. Box 11244  
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:  
Jonathan Holsomback  
75 Pea Ridge Drive  
Montevallo, AL 35115

STATE OF ALABAMA )

COUNTY OF SHELBY )

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT** in consideration of Seventy-Five Thousand and No/100 Dollars (\$75,000.00) and other good and valuable consideration, to the undersigned grantor, Randall Earl Oswalt, an unmarried man, in hand paid by Jonathan Holsomback, the receipt whereof is hereby acknowledged, the said Randall Earl Oswalt, an unmarried man (referred to herein as "Grantor"), does by these presents, grant, bargain, sell and convey unto the said Jonathan Holsomback (herein referred to as "Grantee") the following described real estate, situated in Shelby County, Alabama, to-wit:

The East 330 feet of the NE 1/4 of the SE 1/4 of Section 2, Township 22, Range 4 West, lying North of Montevallo Road, in Shelby County, Alabama.

**SUBJECT TO:** (1) Current taxes; (2) Less and except any portion of subject property lying within road right of way; (3) Mineral and mining rights not owned by Grantor.

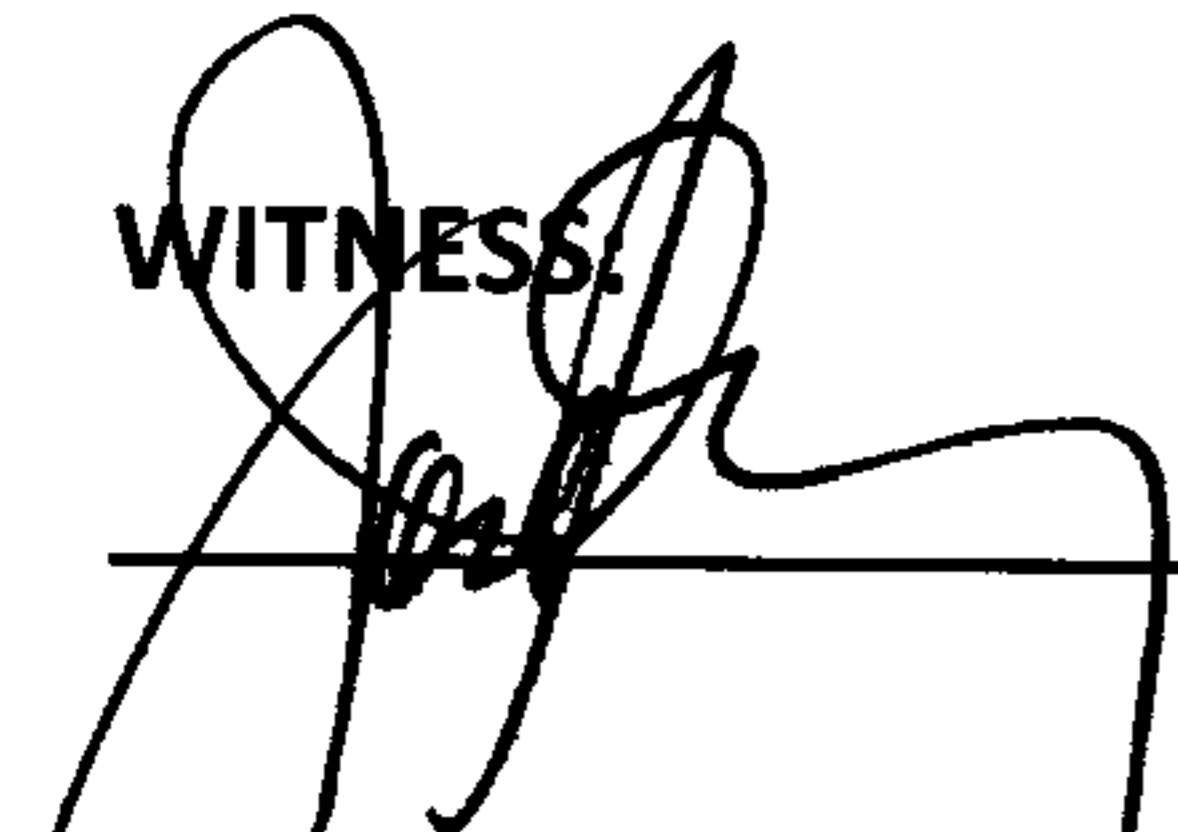
\$67,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

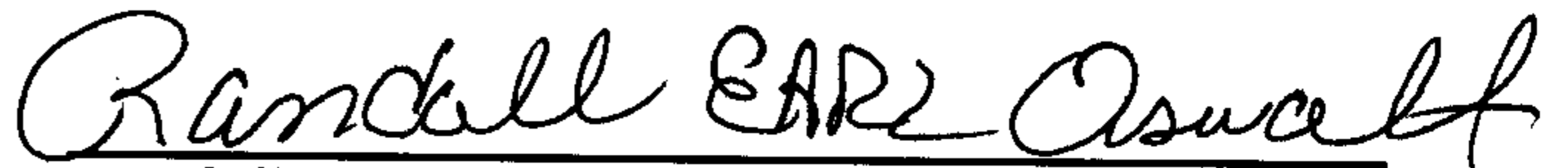
**TO HAVE AND TO HOLD** to the said Grantee, his heirs and assigns forever.

And said Grantor, does for himself, his heirs and assigns, covenant with said Grantee, his heirs and assigns, that he is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will, and his heirs and assigns shall, warrant and defend the same to the said Grantee, his heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned has executed this conveyance on this the 28<sup>th</sup> day of March, 2012.

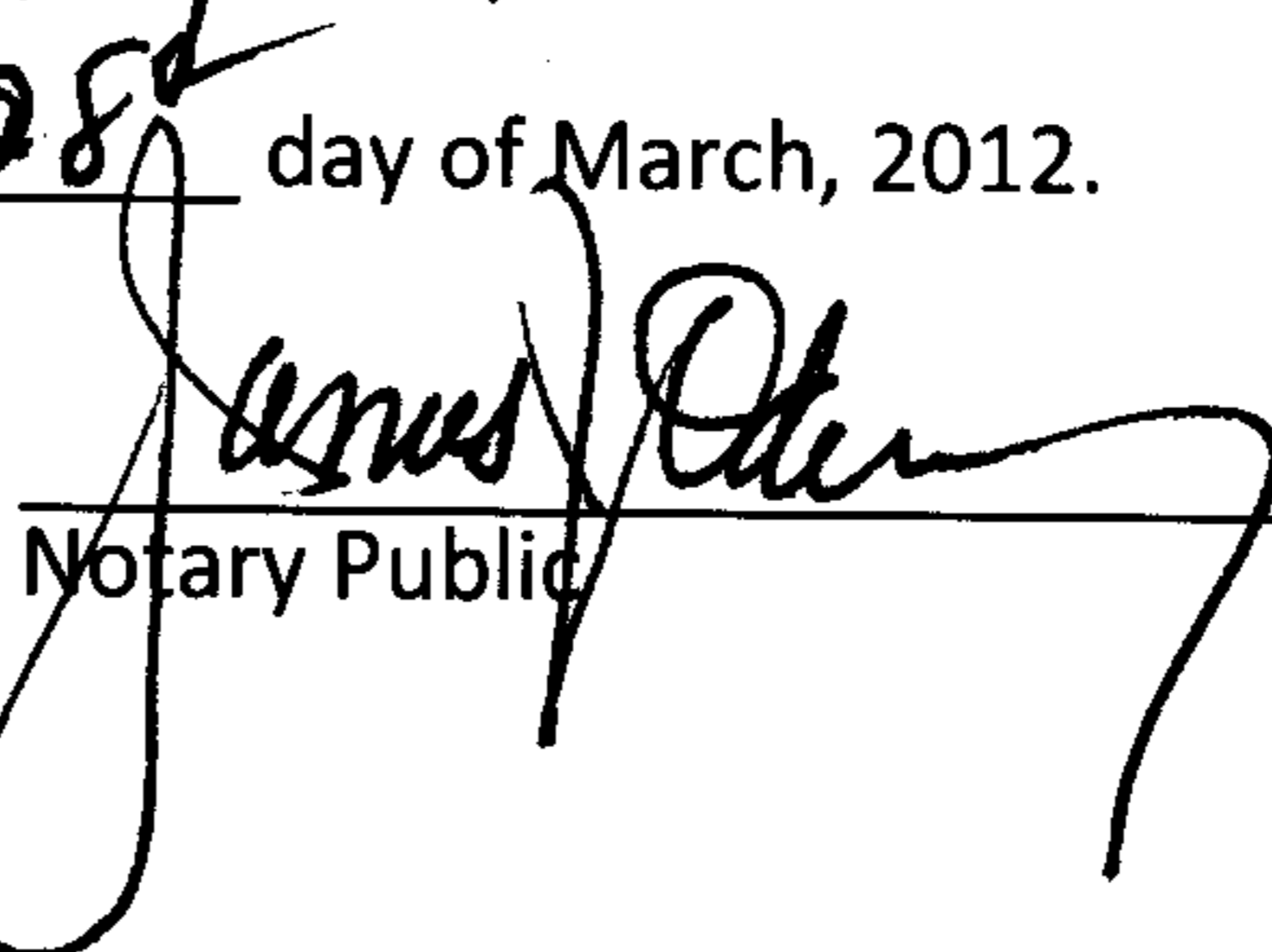
WITNESS:

  
\_\_\_\_\_  
STATE OF ALABAMA )  
COUNTY OF SHELBY )


  
\_\_\_\_\_  
Randall Earl Oswalt

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randall Earl Oswalt, an unmarried man, whose name 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 28<sup>th</sup> day of March, 2012.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 07/14/2015

  
20120402000111740 1/1 \$19.50  
Shelby Cnty Judge of Probate, AL  
04/02/2012 12:00:06 PM FILED/CERT

Shelby County, AL 04/02/2012  
State of Alabama  
Deed Tax: \$7.50