

This instrument was prepared by:
Kracke & Thompson, LLP
2204 Lakeshore Drive, Ste 306
Birmingham, AL 35209

Send Tax Notice To:
Steven K. Boadway
Lisa N. Boadway
910 Crosscut Rd
Alabaster, AL 35007

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS

That in consideration of \$337,500.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Joseph E. Acker III and Faye B Acker Husband and Wife (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Steven K. Boadway and Lisa N. Boadway (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, to-wit:

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

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, 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.

Note; \$270,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 11th day of April, 2012.

Joseph E. Acker III

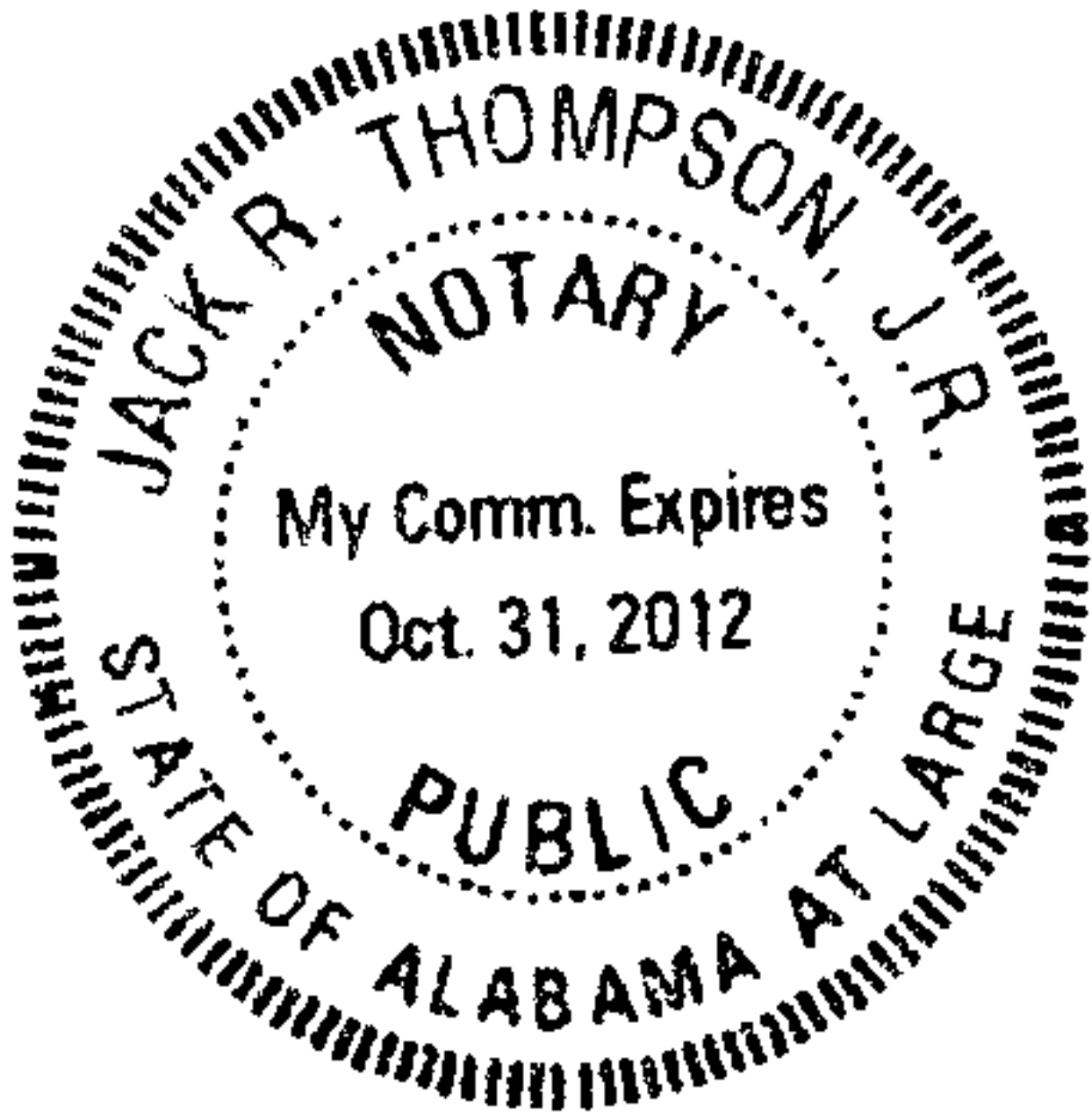
Faye B Acker

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Joseph E. Acker III and Faye B Acker, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, They executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 11th day of April, 2012.

Notary Public
Commission Expires: 10/31/2012



20120413000127410 1/2 \$82.50
Shelby Cnty Judge of Probate, AL
04/13/2012 10:33:16 AM FILED/CERT

Shelby County, AL 04/13/2012
State of Alabama
Deed Tax: \$67.50

EXHIBIT "A"
Legal Description

A Parcel of land situated in the South 1/2 of the Northeast 1/4 of the Southeast 1/4 and the North 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 4, Township 21 South, Range 2 West, all situated in Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest Corner of said North 1/2 of the Southeast 1/4 of the Southeast 1/4 for the point of beginning; Thence in a Northerly direction along the West line of said North 1/2 of the Southeast 1/4 of the Southeast 1/4 and the West line of the South 1/2 of the Northeast 1/4 of the Southeast 1/4 a distance of 855 Feet, more or less, to the Southerly Right-of-Way of an existing County Chert road; Thence in a Southeasterly direction meandering along said Southerly Right-of-Way a distance of 1535 Feet, more or less, to the South line of said North 1/2 of the Southeast 1/4 of the Southeast 1/4, Thence westerly and leaving said Southerly Right-of-Way and along and with said South line of the North 1/2 of the Southeast 1/4 of the Southeast 1/4 a distance of 1100 Feet, more or less to the Southwest Corner of said North 1/2 of the Southeast 1/4 of the Southeast 1/4 and the point of beginning.

