

This instrument was prepared by:
William H. Halbrooks, Attorney
Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Charles A. Daugherty
5197 Crossings Parkway
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF Shelby)

That in consideration of Four Hundred Three Thousand and no/100-----
(\$403,000.00) Dollars

to the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, I/we, Jim Conrad, as Trustee of the Estate of The Sally J. Locke Trust and as Trustee of the Jean E. Stameris Trust, created under the Will of Mary Margaret Ramer, Probate Case No. PR2011-245

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Charles A. Daugherty and Joy Daugherty

(herein referred to as GRANTEES,) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 463, according to the Survey of Caldwell Crossings, Fourth Sector, Phase Two, as recorded in Map Book 36, Page 149, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, restrictions and liens of record.

\$ 411,664.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby 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.

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, I have hereunto set my hand(s) and seal(s), this 30th day of March, 2012.

Jim Conrad TR (Seal)
Jim Conrad, as Trustee of the Sally J. Locke Trust, created under the will of Mary Margaret Ramer, deceased

Jim Conrad TR (Seal)
Jim Conrad, as Trustee of the Jean E. Stameris Trust, created under the will of Mary Margaret Ramer, deceased

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

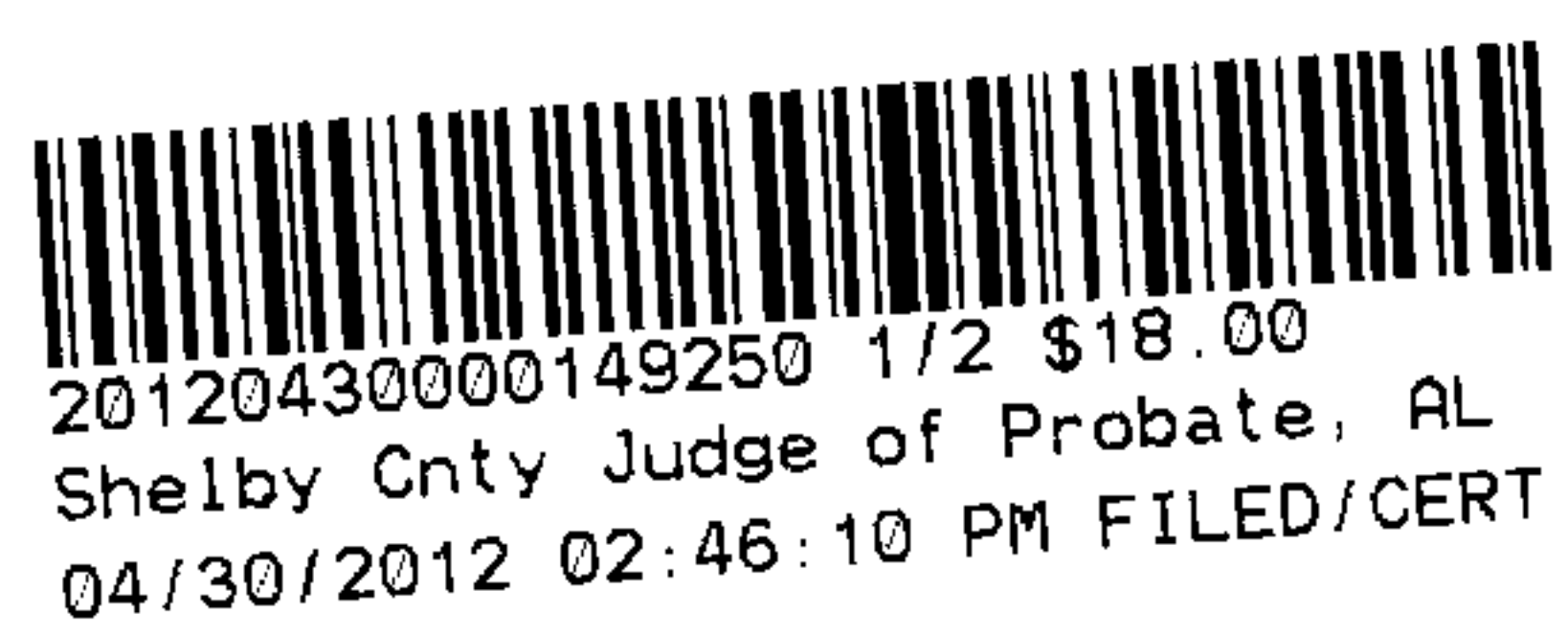
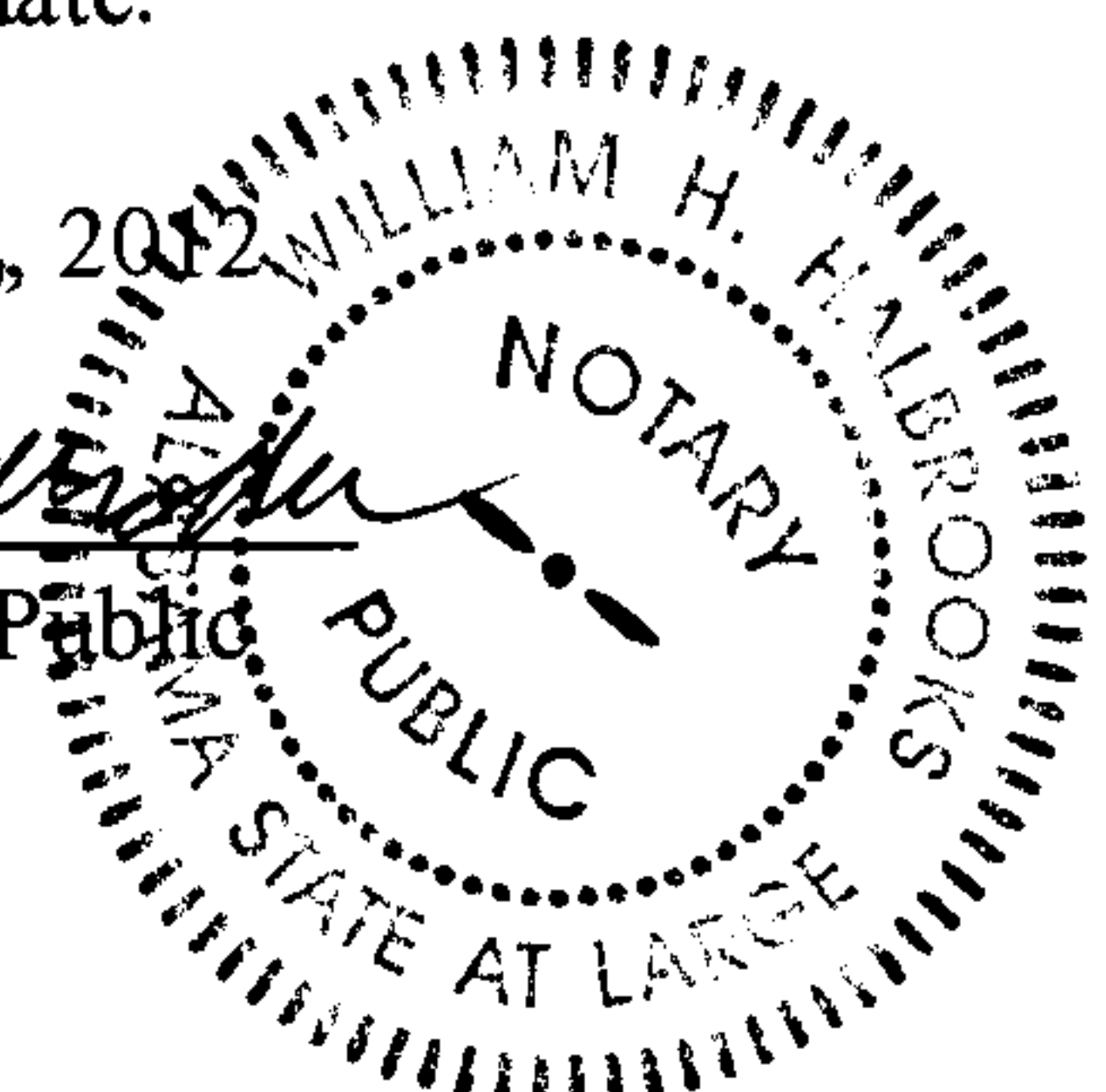
Representative Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jim Conrad, whose name is Trustee for/of the Sally J. Locke Trust, created under the will of Mary Margaret Ramer, deceased, Probate Case No. PR-2011-245, 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, in his capacity as such has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of March, A.D., 2012

My Commission Expires: 4/21/12

William H. Halbrooks
William H. Halbrooks, Notary Public



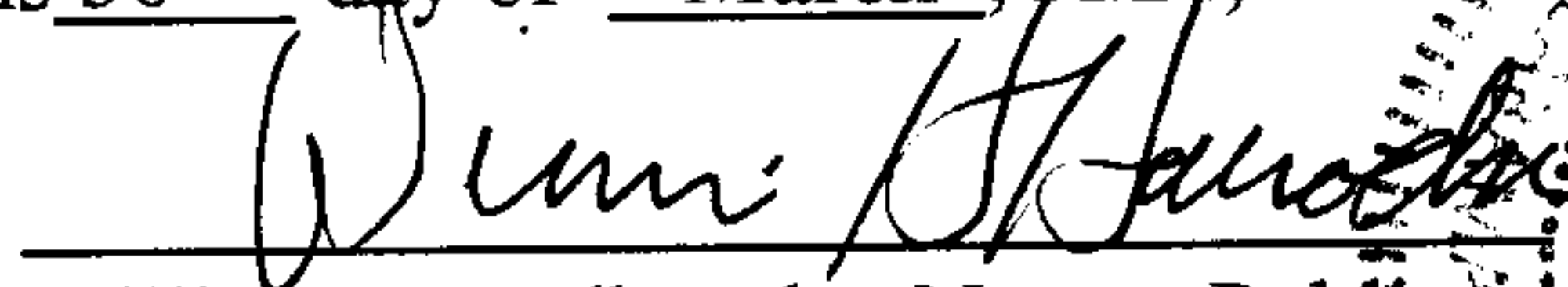
STATE OF ALABAMA)
)
JEFFERSON COUNTY)

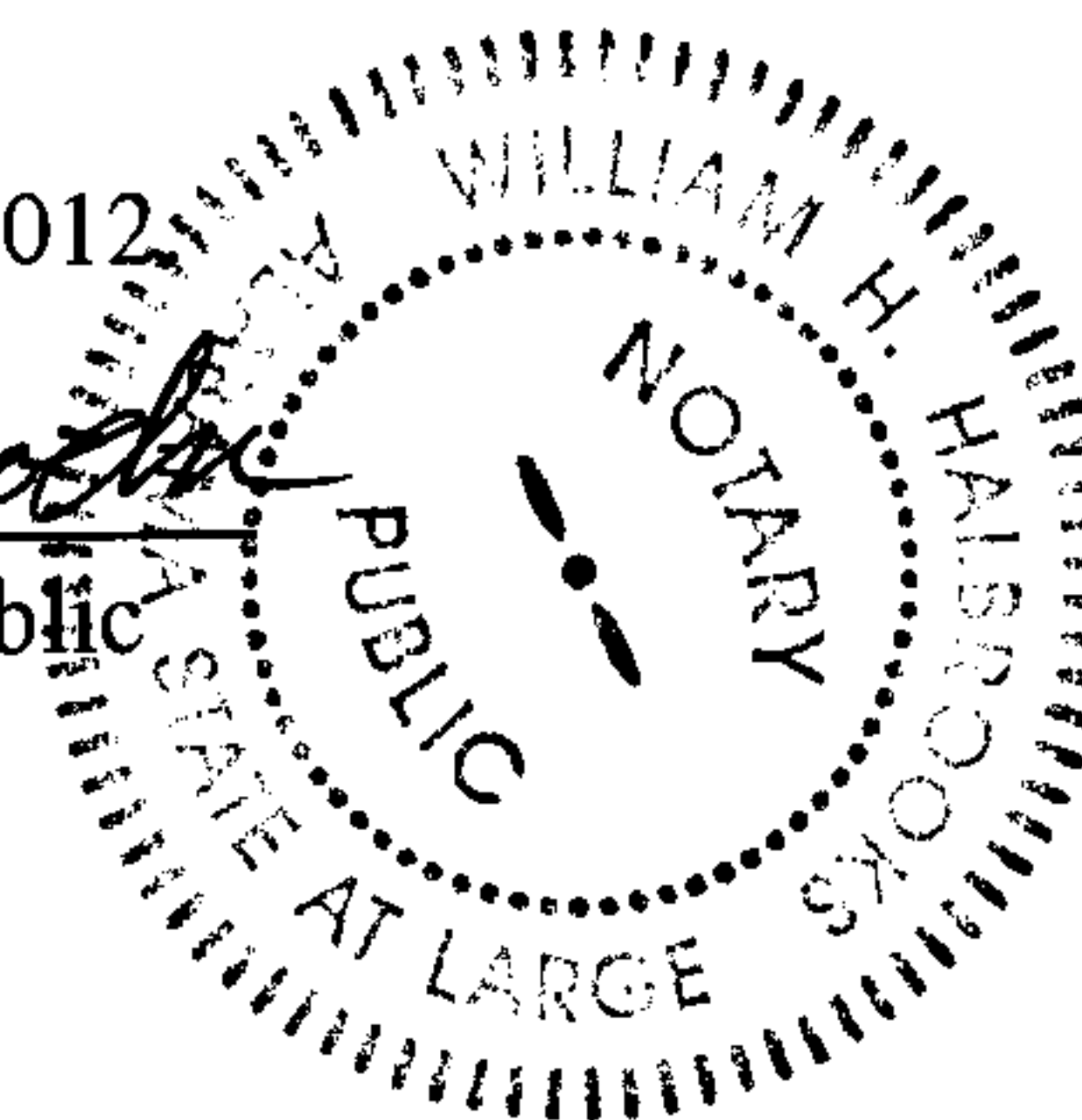
Representative Acknowledgment


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jim Conrad, whose name is Trustee for/of the Jean E. Stameris Trust, created under the Will of Mary Margaret Ramer, deceased, Probate Case No. PR-2011-245, 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, in his capacity as such has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of March, A.D., 2012.

My Commission Expires: 4/21/12


William H. Halbrooks, Notary Public




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Shelby Cnty Judge of Probate, AL
04/30/2012 02:46:10 PM FILED/CERT