

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

Send Tax Notice To:  
John E. Andrews  
Sherrie M. Andrews  
2024 Country Place



20120523000183100 1/2 \$265.00  
Shelby Cnty Judge of Probate, AL  
05/23/2012 12:05:57 PM FILED/CERT

Birmingham, AL 35243

**WARRANTY DEED - Joint Tenants with Right of Survivorship**

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

That in consideration of \$450,000.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Carmen S. Bedwell a Single person, Individually and as Personal Representative of the Estate of Charles R. Bedwell, Jr. Deceased, Probate Case No. PR2010-000504, Probate Court of Shelby County, Alabama (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto John E. Andrews and Sherrie M. Andrews (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.**

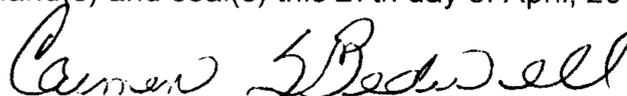
Subject to ad valorem taxes for the current year and subsequent years.  
Subject to restrictions, reservations, conditions, and easements of record.  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

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; \$200,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

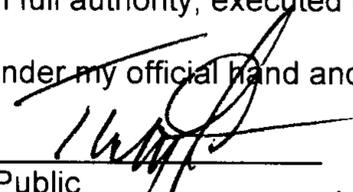
IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 27th day of April, 2012.

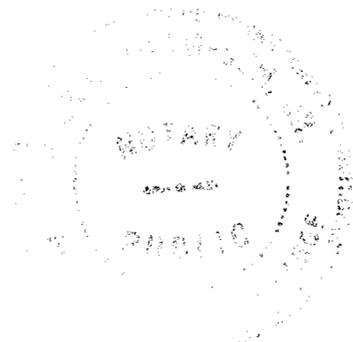
  
Carmen S. Bedwell, Individually  
and as Personal Representative of the  
The Estate of Charles R. Bedwell, Jr.

State of Alabama  
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Carmen S. Bedwell, Individually; whose name as Personal Representative of the Estate of Charles R. Bedwell, Jr. is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, Individually and in her capacity as such Personal Representative of the Estate, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 27th day of April, 2012.

  
Notary Public  
Commission Expires: 10/31/2012



## EXHIBIT A - LEGAL DESCRIPTION

Tract 3, according to the Survey of Crossbrook Farms, Third Sector, Revised, Revision of Lots 1, 2, 3, 4, 5, 7 and 8, as recorded in Map Book 13, Page 148, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Also, rights to use of easement for ingress and egress described as follows: From the Southwest corner of Section 9, Township 20 South, Range 1 West, run thence North along the West boundary of said Section 9 a distance of 1295.47 feet to the point of beginning of the centerline of a 60.0 foot road easement; thence turn 90 degrees 26 minutes 49 seconds right and run 72.50 feet to the radius point of a 100.0 foot cul-de-sac; thence continue along said course a distance of 50.0 feet; thence turn 06 degrees 51 minutes 40 seconds right and run 263.0 feet; thence turn 21 degrees 32 minutes 30 seconds right and run 313.37 feet; thence turn 20 degrees 17 minutes 14 seconds left and run 250.97 feet; thence turn 77 degrees 48 minutes 06 seconds left and run 270.90 feet; thence turn 68 degrees 52 minutes 26 seconds right and run 310.0 feet; thence turn 89 degrees 30 minutes 45 seconds left and run 705.07 feet to a radius point of a 100.0 foot cul-de-sac; thence turn 180 degrees 00 minutes right and run 1370.15 feet to the radius point of a 100.0 foot cul-de-sac; thence turn 90 degrees 15 minutes 13 seconds left and run 695.31 feet to the radius point of a 100.0 foot cul-de-sac, said point and cul-de-sac being the termination point of herein described easement.

  
20120523000183100 2/2 \$265.00  
Shelby Cnty Judge of Probate, AL  
05/23/2012 12:05:57 PM FILED/CERT

Shelby County, AL 05/23/2012  
State of Alabama  
Deed Tax: \$250.00