

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

Send Tax Notice To:
Christopher Hardin
221 Park Lake Trace
Helena, AL 35080

Warranty Deed

20120523000183130 1/2 \$28.50
Shelby Cnty Judge of Probate, AL
05/23/2012 12:06:00 PM FILED/CERT

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

That in consideration of \$258,500.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we John T. Hillman and Theresa G. Hillman, husband and wife (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Christopher Hardin (herein referred to grantee, whether one or more), 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 to said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from 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; \$245,100.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, John T. Hillman and Theresa G. Hillman, husband and wife has/have hereunto set his/her/their hand(s) and seal(s) , this 26th day of April, 2012.

John T. Hillman
Theresa G. Hillman

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that John T. Hillman and Theresa G. Hillman, 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 26th day of April, 2012.

Notary Public
Commission Expires: 10/31/2012

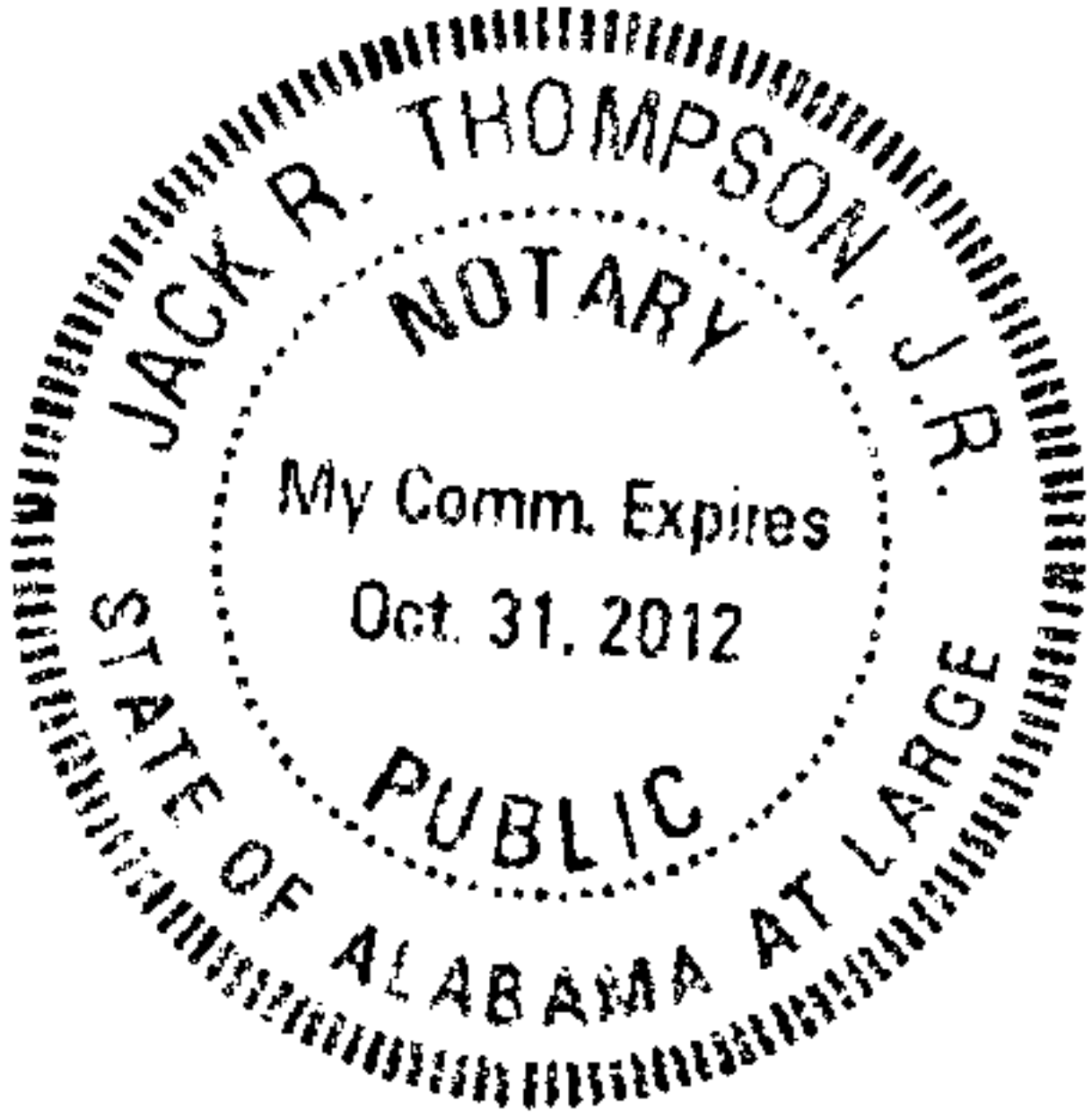


EXHIBIT "A"
Legal Description

Lot 475, according to the Final Plat Riverwoods, Fourth Sector, Phase III, as recorded in Map Book 31, Page 89, in the Probate Office of Shelby County, Alabama.

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Shelby County, AL 05/23/2012
State of Alabama
Deed Tax:\$13.50