

This instrument prepared by:

Loring S. Jones, III  
Attorney at Law  
1025 Montgomery Hwy, Ste. 212  
Vestavia Hills, AL 35216  
(205) 979-5210

20120709000243390 1/1 \$79.50  
Shelby Cnty Judge of Probate, AL  
07/09/2012 02:19:53 PM FILED/CERT

Send tax notice to:

King Charles Place, LLC  
1796 Indian Hill Rd  
Vestavia Hills, AL 35216

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

In consideration of **Sixty Seven Thousand Four Hundred Thirty-two & 61/100 (\$67,432.61) DOLLARS**, to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt and sufficiency of which is hereby acknowledged, I, Frank S. Packard, as Administrator of the Estate of Charles Edward Packard (herein referred to as GRANTOR), do hereby grant, bargain, sell and convey unto **King Charles Place, LLC** (herein referred to as GRANTEE) the following described Real Estate, situated in Shelby County, Alabama, namely:

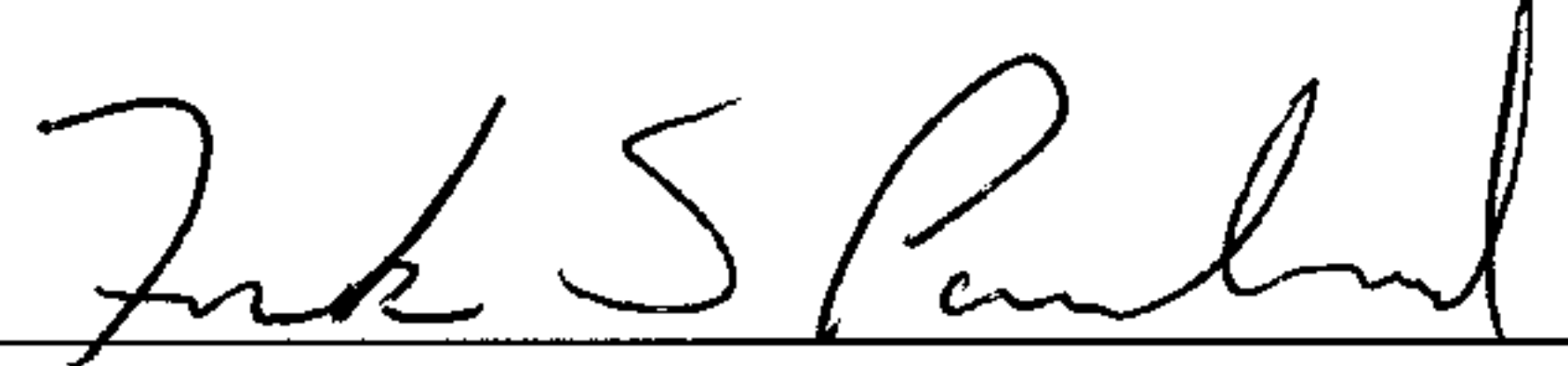
Lot 43, according to the Survey of Spring Gate, Sector One, as recorded in Map Book 18, Page 31, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to all easements, restrictions and rights-of-way of record and current year Ad Valorem taxes.

TO HAVE AND TO HOLD to the said GRANTEE, its heirs, successors-in-interest and assigns forever.

And I do covenant with the said GRANTEE, its heirs and assigns, that I am lawfully seized in Fee Simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I and my heirs, Executors and Administrators will warrant and defend the same to the said GRANTEE, its heirs, successors-in-interest and assigns forever, against the lawful claims of all persons.

Signed this 22 day of June, 2012.

  
\_\_\_\_\_, GRANTOR  
Frank S. Packard, as Administrator of the  
Estate of Charles Edward Packard

STATE OF ALABAMA )  
SHELBY COUNTY )

**GENERAL ACKNOWLEDGMENT**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank S. Packard, as Administrator of the Estate of Charles Edward Packard, 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 shown above.

Given under my signature and official seal this 22<sup>th</sup> day of June, 2012.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 10/7/15

Shelby County, AL 07/09/2012  
State of Alabama  
Deed Tax: \$67.50