

THIS INSTRUMENT PREPARED BY:  
Jeff W. Parmer  
Law Offices of Jeff W. Parmer, LLC  
850 Shades Creek Parkway, Suite 210  
Birmingham, AL 35209

GRANTEE'S ADDRESS:  
Linda S. Porche  
2051 Baneberry Drive  
Hoover, Alabama 35244

STATE OF ALABAMA                    )  
  GENERAL WARRANTY DEED  
COUNTY OF JEFFERSON            )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Seven Hundred Thirty Thousand and NO/100 (\$730,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Morris E. Padgett, Jr., an unmarried man**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Linda S. Porche** (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 3533, according to the Survey of Riverchase Country Club 35<sup>th</sup> Addition, as recorded in Map Book 16, Page 113, in the Probate Office of SHELBY County, ALABAMA.

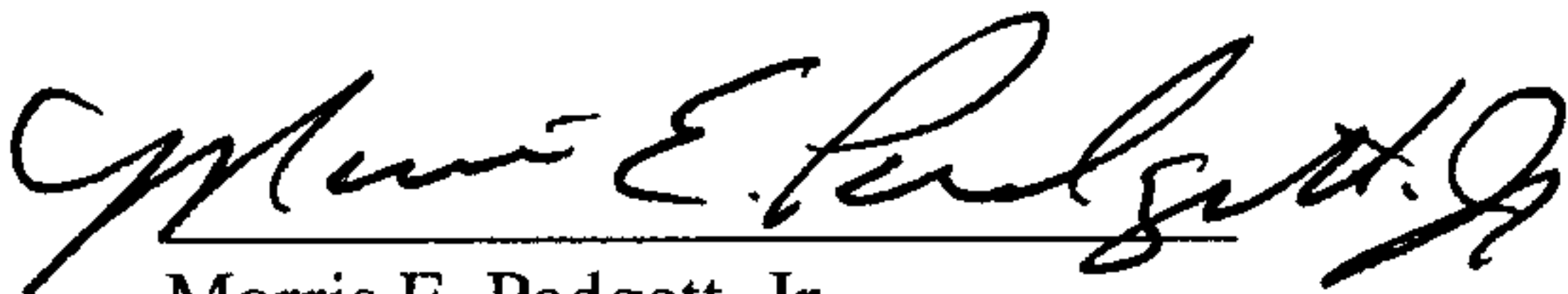
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$417,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR’S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR’S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

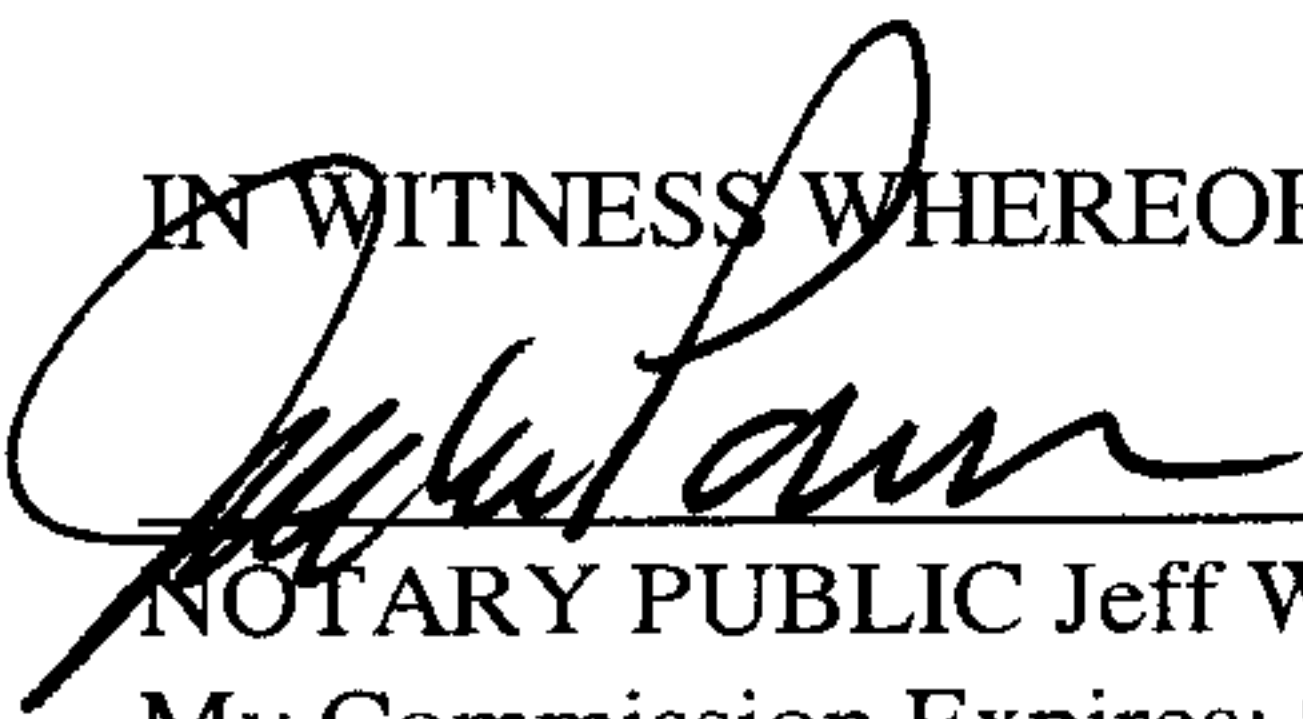
IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 9<sup>th</sup> day of July, 2012.


  
Morris E. Padgett, Jr.

STATE OF Alabama            )  
  :  
COUNTY OF Jefferson        )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Morris E. Padgett, Jr., 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 Instrument he signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9<sup>th</sup> day of July, 2012.

  
NOTARY PUBLIC Jeff W. Parmer  
My Commission Expires: 9/22/12

  
20120720000261530 1/1 \$742.00  
Shelby Cnty Judge of Probate, AL  
07/20/2012 12:47:01 PM FILED/CERT

Shelby County, AL 07/20/2012  
State of Alabama  
Deed Tax:\$730.00