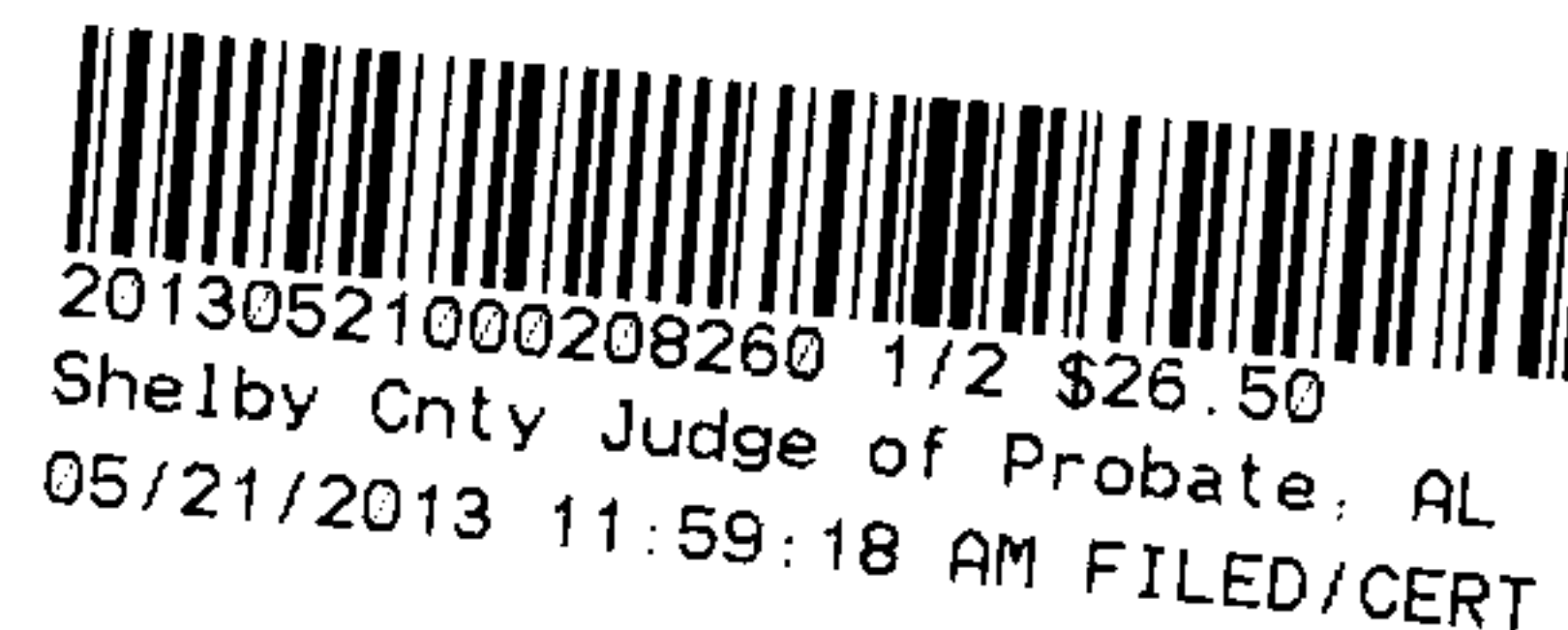


This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
Patti Schroder
3333 Hwy 331
Columbiana AL 35051

Warranty Deed



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

That in consideration of \$230,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Linda C. Blalock, an unmarried person, whose mailing address is 176 OAKmont Rd. Blm 35244 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Patti Schroder, whose mailing address is 3333 Hwy 331, Columbiana 35051 (herein referred to grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 3333 Highway 331, Columbiana, AL 35051; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

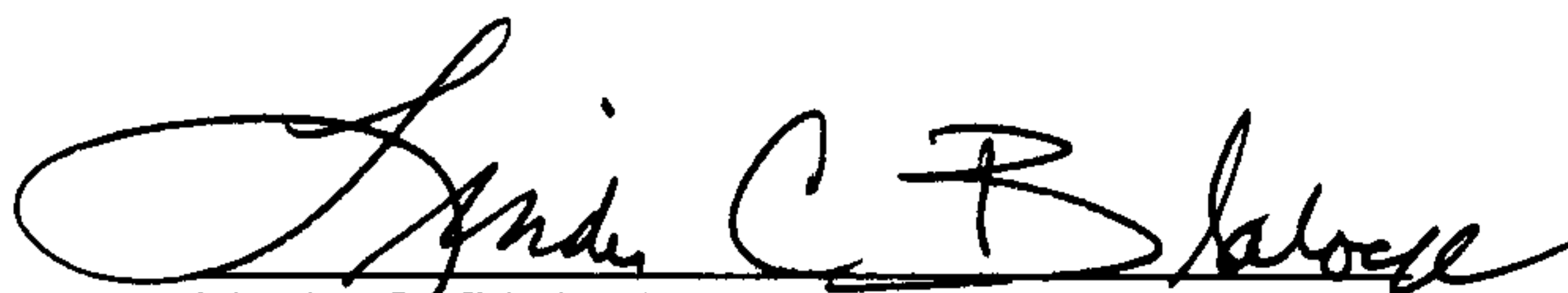
Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

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; \$218,500.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

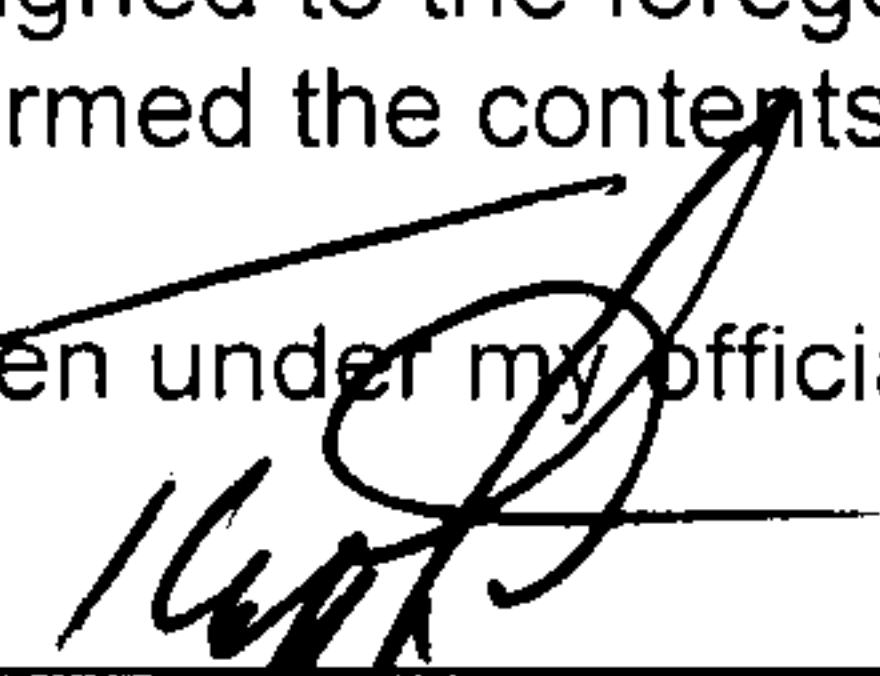
IN WITNESS WHEREOF, Linda C. Blalock, an unmarried person has/have hereunto set his/her/their hand(s) and seal(s) , this 17th day of May, 2013.

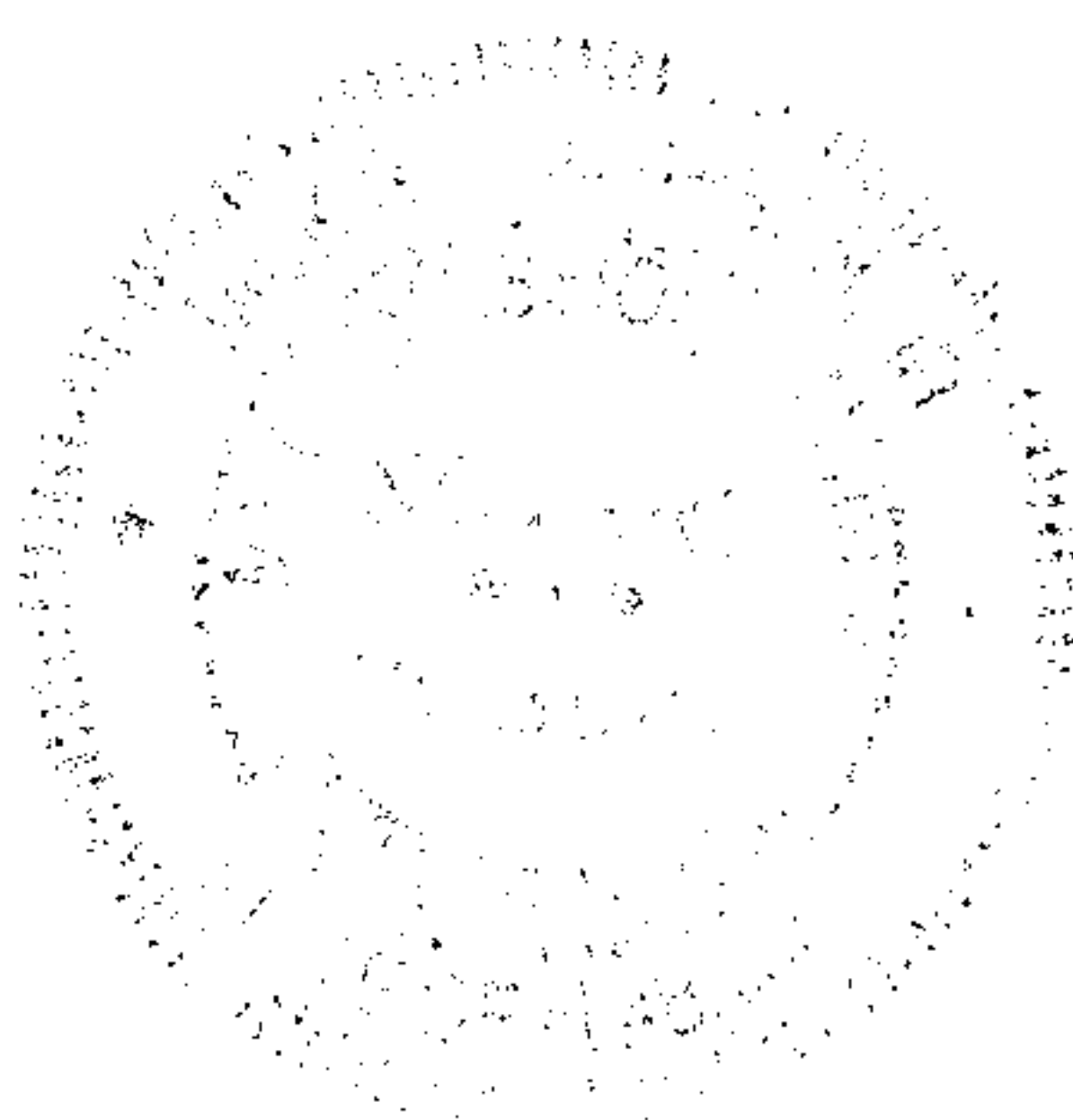

Linda C. Blalock

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Linda C. Blalock, 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, she executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 17th day of May, 2013.


Notary Public
Commission Expires: 10/31/2016



Shelby County, AL 05/21/2013
State of Alabama
Deed Tax: \$11.50

S13-0097SHORTHUD

EXHIBIT "A"
Legal Description

A part of the NW 1/4 of the SW 1/4 of Section 36, Township 20 South, Range 2 West, being more particularly described as follows:

Beginning at the NW corner of the NW 1/4 of the SW 1/4, Section 36, Township 20 South, Range 2 West; thence East a distance of 150.00 feet; thence South a distance of 365.00 feet to the Point of Beginning; thence East a distance of 503.29 feet; thence S17°27'00"W, a distance of 57.65 feet; thence S02°27'15"E, a distance of 210.19 feet; thence West a distance of 285.00 feet; thence West a distance of 210.00 feet; thence North a distance of 475.00 feet to the Point of Beginning.

Linda C. Blaylock and Linda Blaylock are one and the same and Linda C. Blaylock is the surviving grantee of the deed recorded in Book 212, page 16, the other grantee, H. Alan Blalock having died on or about September 10, 2012.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30-day period, Grantee is further prohibited from conveying the property for a sales price greater than 120% of short sale price, until 90 days from the date of of this deed.


20130521000208260 2/2 \$26.50
Shelby Cnty Judge of Probate, AL
05/21/2013 11:59:18 AM FILED/CERT

S13-0097SHORTHUD