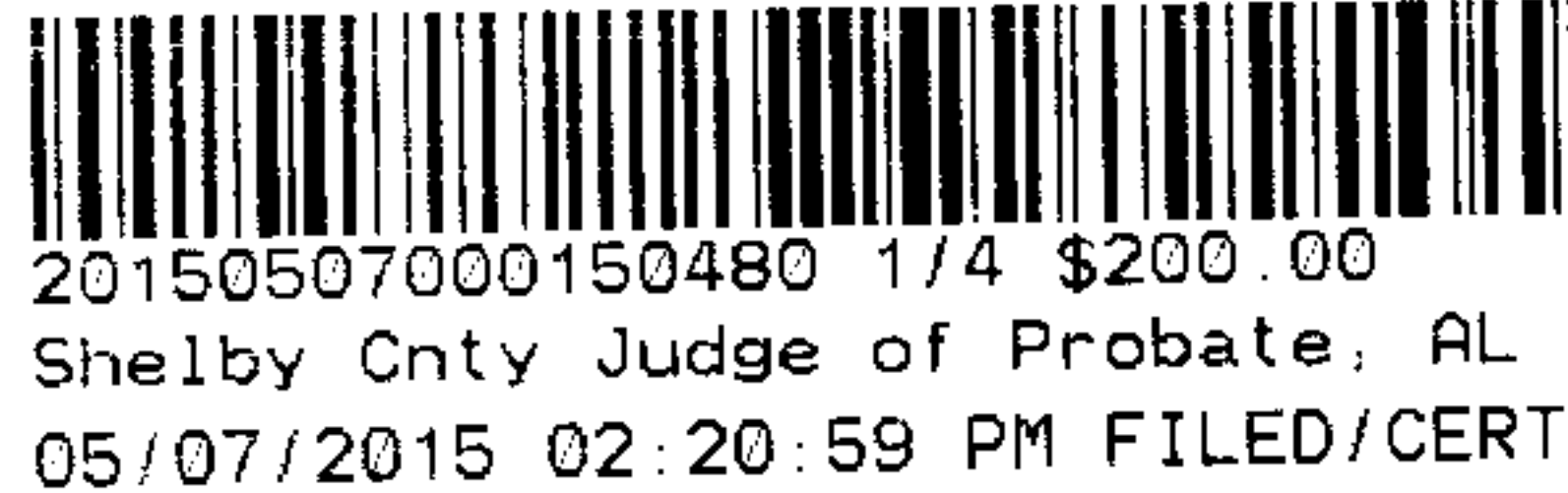


THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH

This instrument was prepared by

Jack E. Held, Esq.
Sirote & Permutt, P.C.
The Crescent Office Building, Suite 500
2311 Highland Avenue South
Birmingham, AL 35205



Send Tax Notice to:

Deborah A. Hardesty
877 Highway 13
Helena, AL 35080

No representation is made as to the accuracy of the legal description of the property below or of the validity of the grantor's claim of title thereto.

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration to the undersigned John R. Hardesty, husband of Deborah A. Hardesty (hereinafter referred to as "Grantor"), in hand paid by Deborah A. Hardesty (hereinafter referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantee all of his right, title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A" for legal description of real property conveyed herein.

This conveyance is made subject to the following:

- (1) 2014 ad valorem property taxes, a lien, but not yet due and payable.
- (2) Any and all liens, easements, rights-of-way, reservations and restrictions of record in the in the Office of the Judge of Probate of Shelby County, Alabama.

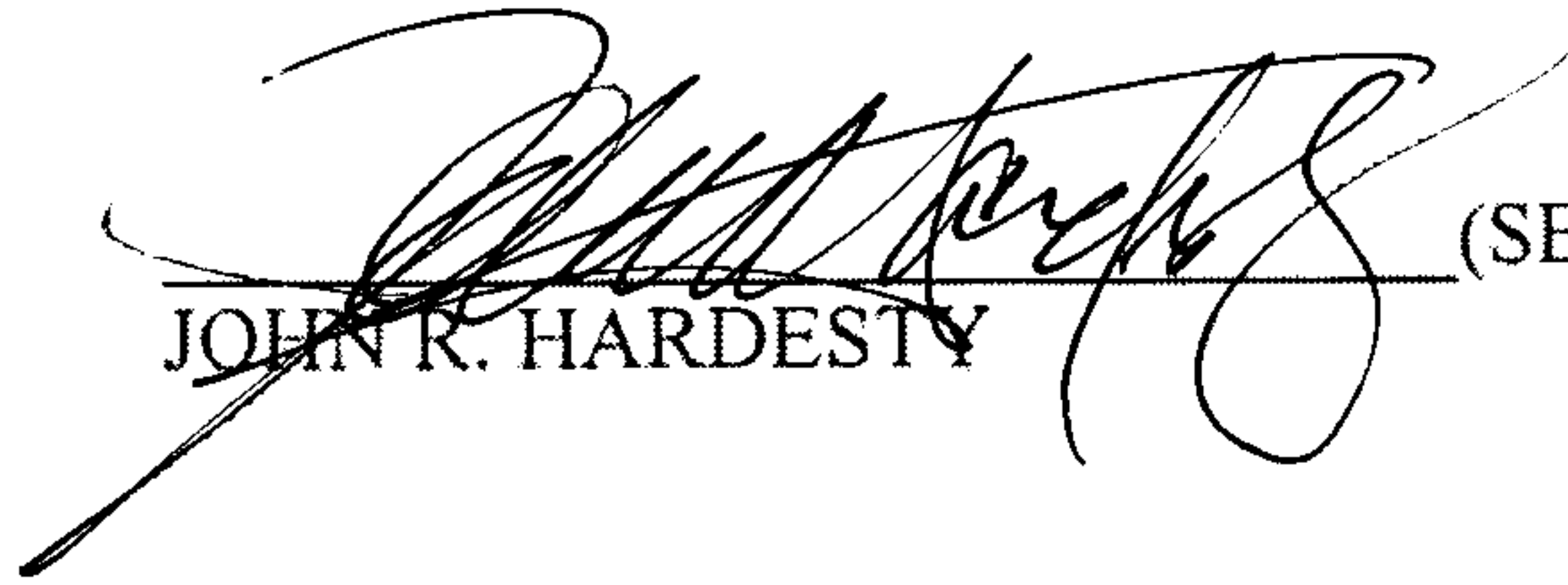
This conveyance is being made in compliance with the terms of that certain Marital Settlement Agreement executed by the parties and filed in the Circuit Court of Shelby County, Alabama, Civil Action Number DR-2015-900032.00-GDR, in that certain divorce action styled *Deborah A. Hardesty v. John R. Hardesty*.

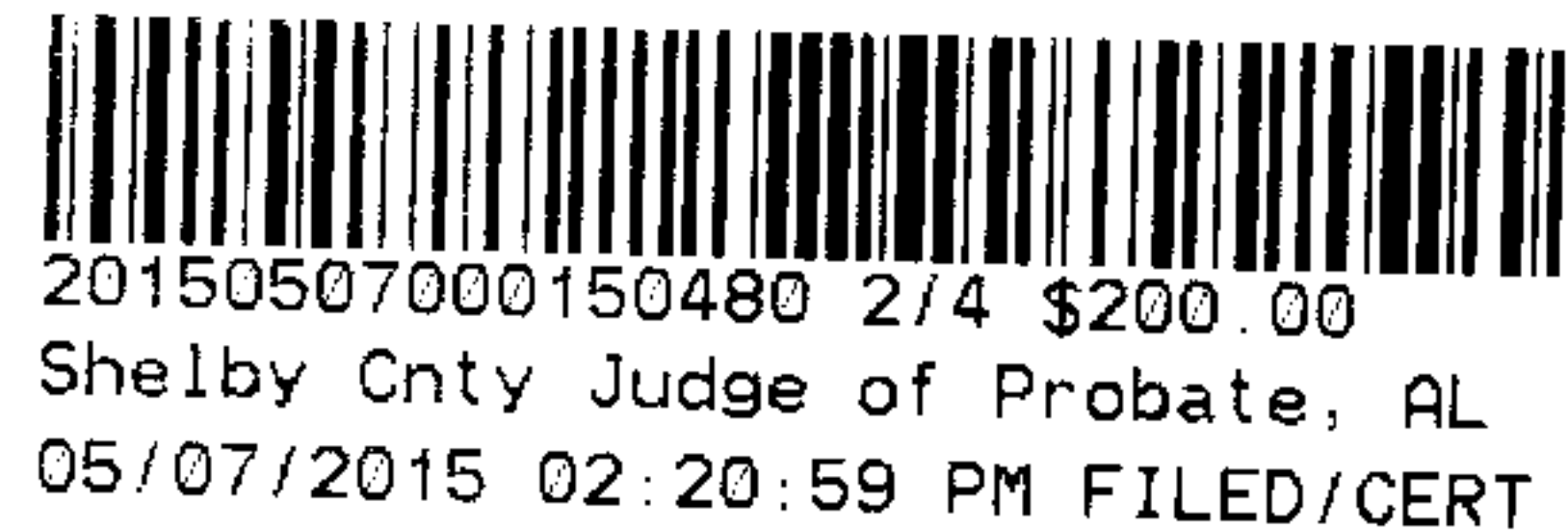
This deed is given for the purpose of conveying Grantor's one-half (1/2) interest in the aforescribed real property (the parties' former marital residence) to Grantee.

Shelby County, AL 05/07/2015
State of Alabama
Deed Tax: \$177.00

TO HAVE AND TO HOLD unto the said Grantee, Deborah A. Hardesty, her heirs and assigns, forever.

22 IN WITNESS WHEREOF, I have hereunto set my hand and seal on this
day of April, 2015.

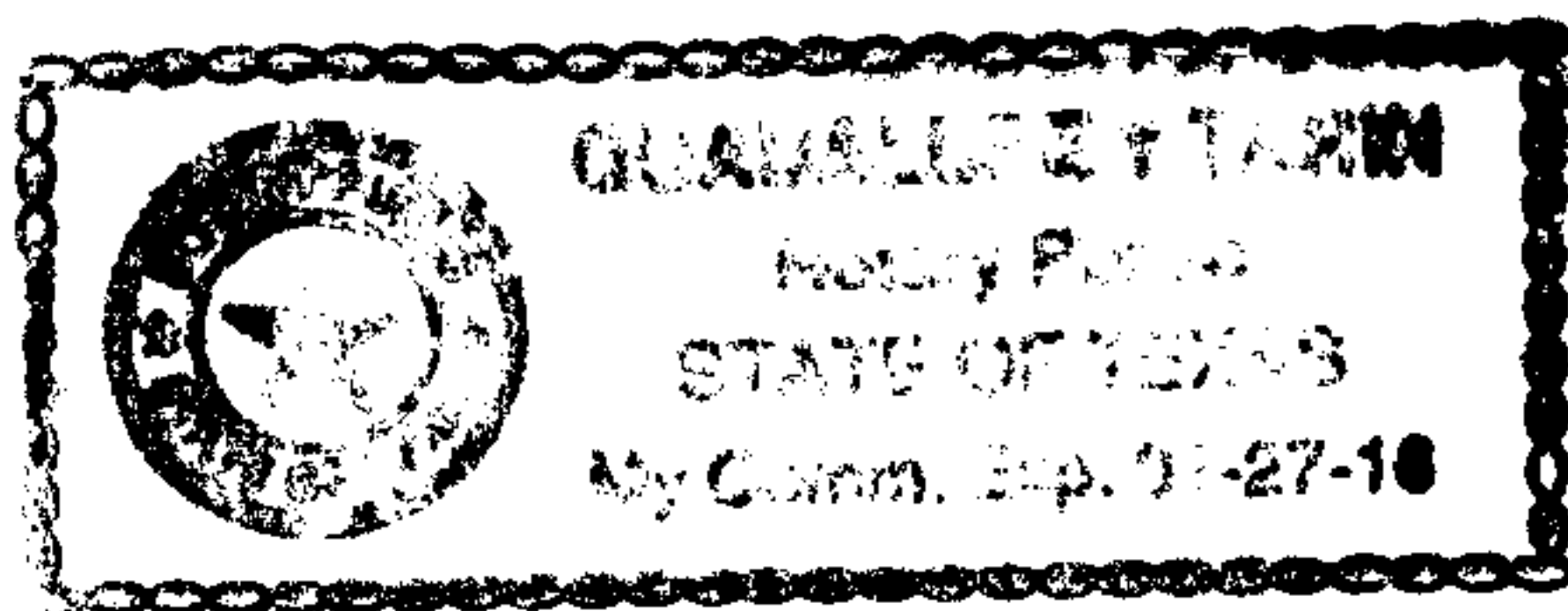
 (SEAL)
JOHN R. HARDESTY



STATE OF Texas)
COUNTY OF Harris)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that John R. Hardesty, husband of Deborah A. Hardesty, whose name is signed to the foregoing instrument and who is known to me (or satisfactorily proven), acknowledged before me on this day that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official on this 22nd day of
April, 2015.



(AFFIX NOTARIAL SEAL)


Notary Public
State of TEXAS
County of Harris
My Commission Expires: 1/27/16

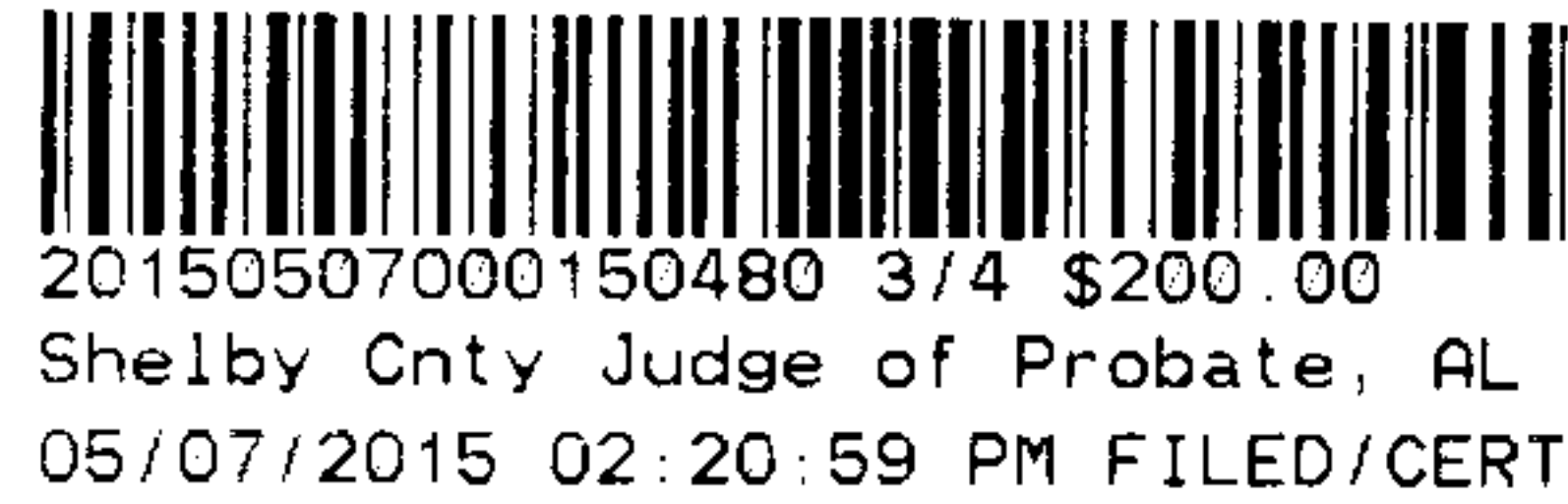


EXHIBIT "A"

LEGAL DESCRIPTION OF REAL ESTATE

Parcel I:

A part of Parcel 5, according to the Map and Plat of Whispering Pines Farms, as recorded in Map Book 8, page 125, in the Office of the Judge of Probate of Shelby County, Alabama, described as follows:

Commence at the Northeast corner of the NW 1/4-SE 1/4 of Section 12, Township 21 South, Range 5 West, Shelby County, Alabama, and run thence Westerly along the North line of said NW 1/4 of the SE 1/4 a distance of 680.26 feet to the point of beginning of the property being described, thence continue along last described course a distance of 195.63 feet to a point, thence run South 2° 19' West a distance of 1,146.23 feet to a point on the North right of way line of Highway No. 13, thence run South 85° 39' 46" East along said right of way line a distance of 195.00 feet to a point, thence run North 2° 19' West a distance of 1,170.26 feet to the point of beginning.

Parcel II:

Parcel 6, according to the Map and Plat of Whispering Pines Farms, as recorded in Map Book 8, Page 125, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as:

A parcel of land located in the NW 1/4 of the SE 1/4 of Section 12, Township 21 South, Range 5 West, Shelby County, Alabama, described as follows: Commence at the Northeast corner of said 1/4-1/4 section and run South 03° 53' East along the East boundary of said 1/4-1/4 Section 1270.91 feet to a point on the North right of way of Shelby County Highway No. 13; thence run North 85° 38' West along said right of way 815.30 feet to a property line fence; thence run North 02° 19' East along said fence 1170.26 feet to a point on the North boundary of said 1/4-1/4 section; thence run North 86° 58' East along said boundary 680.26 feet to the point of beginning. Subject to an easement 30 feet in width along the East line as previously deeded for the purpose of access to lands adjacent to and in the vicinity of the land hereby described.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name John R. Hardesty
Mailing Address 808 Swinks Mill Road
McLean, Virginia 22102

Grantee's Name Deborah A. Hardesty
Mailing Address 877 Highway 13
Helena, Alabama 35080

Property Address 877 Highway 13
Helena, Alabama 35080

Date of Sale 04/22/15
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 176,740 (1/2 of \$353,480)

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- ☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other Shelby County, Alabama Property Tax Commissioner-Parcel #25-1-12-0-000-005.004
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____

Print Deborah A. Hardesty

Unattested _____

Sign _____

Deborah A. Hardesty
(Grantor/Grantee/Owner/Agent) circle one

ed by)

20150507000150480 4/4 \$200.00
Shelby Cnty Judge of Probate, AL
05/07/2015 02:20:59 PM FILED/CERT

Print Form

Form RT-1