

This instrument was prepared by

Courtney Mason & Associates PC  
1904 Indian Lake Drive, Ste 100  
Birmingham, Alabama 35244

1996-28618

08/30/1996-28618  
WARRANTY DEED 18 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 SNA 38.50

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTY SEVEN THOUSAND FIVE HUNDRED & NO/100---- (\$137,500.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we Linda M. Connelly and husband, Robert E. Connelly (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Kim H. Chichester, a single individual (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Legal Description Attached As Exhibit "A".

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

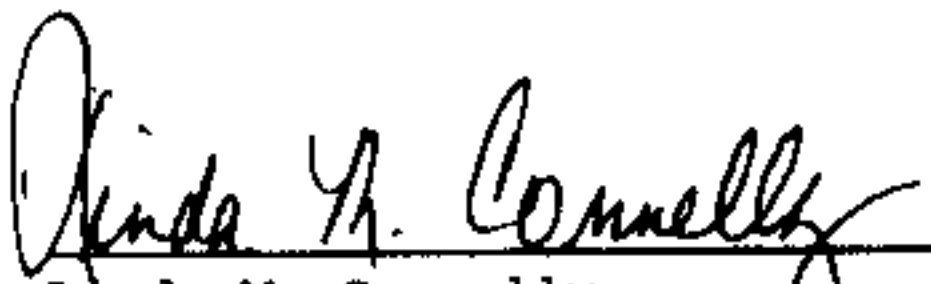

\$110,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 1940 Mountain Laurel Lane Birmingham, Alabama 35244

TO HAVE AND TO HOLD to the 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 said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 28th day of August, 1996.

  
Linda M. Connelly (SEAL)  
  
Robert E. Connelly (SEAL)

STATE OF ALABAMA  
SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Linda M. Connelly and husband, Robert E. Connelly whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of August A.D., 1996

  
Notary Public

COURTNEY H. MASON JR.  
MY COMMISSION EXPIRES  
3/5/99

EXHIBIT "A"

Parcel I

Lot 11, according to the Survey of Davenport's Addition to Riverchase West, Sector 1, as recorded in Map Book 8 page 9 and 9A, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Parcel II

Part of the NE 1/4 of the SE 1/4 of Section 24, Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the northeast corner of Lot 11, Davenport's Addition to Riverchase West, Sector 1, a map of which is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 8 page 9, run in a westerly direction along the north line of said Lot 11, for a distance of 118.98 feet to the northwest corner of said Lot 11; thence turn an angle to the right of 89 deg. 35 min. 52 sec. and run in a northerly direction for a distance of 147.29 feet to an existing iron pin; thence run an angle to the right of 123 deg. 19 min. 48 sec. and run in a southeasterly direction for a distance of 144.03 feet; thence turn an angle to the right of 57 deg. 48 min. and run in a southerly direction for a distance of 69.00 feet to the point of beginning, except any part lying in the Mountain Laurel Lane right of way; being situated in Shelby County, Alabama.

pre  
HMC

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