

This Instrument Was Prepared By:
John R. Holliman, Esq.
2491 Pelham Parkway
Pelham, Alabama 35124

\$88,000.00

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

Inst • 2000-14483

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Mildred K. Mitchell, a single woman, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Dana B. Wanninger, a single woman, (hereinafter referred, the following described real estate situated in the County of Shelby and State of Alabama, to-wit: See attached Exhibit A which is attached and incorporated by reference as though fully set out herein.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

\$77,500.00 was paid from first mortgage recorded herewith.

Grantee's address: 1902 Chancellor Court
Pelham, AL 35104

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTOR does for herself, her successors and assigns covenants with the said GRANTEE, her heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and her heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and

05/03/2000-14483
11:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CJ1 24.00

assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I has hereunto set my hand and seal on
this the 27 day of April, 2000.

Mildred K. Mitchell
Mildred K. Mitchell

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Mildred K. Mitchell, a single woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27 day of April, 2000.

James A. Williams
Notary Public

My Commission Expires:

3-12-2001

EXHIBIT "A"

Unit "C", Building 6, Phase II of Chandalar South Townhouses, located in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence in a Northerly direction, along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, a distance of 980.76 feet; thence 90° left, in a Westerly direction, a distance of 429.03 feet; thence 122°43'15" left, in a Southeasterly direction a distance of 124.55 feet; thence 90° right in a Southwesterly direction a distance of 14.87 feet to a point on the Southeast outer corner of a wood fence that extends across the fronts of Units "A", "B", "C" and "D" of said Building 6; thence 11°42'15" right, in a Southwesterly direction along the outer face of said wood fence, a distance of 23.5 feet to the point of beginning; thence continue along last described course, along the outer face of said wood fence extending across the front of said Unit "C", a distance of 19.0 feet; thence 90° right, in a Northwesterly direction along the centerline of a wood fence, party wall, and another wood fence, all common to Units "B" and "C", and the Southwest outer face of a storage building, a distance of 71.8 feet to the Northwest corner of said storage building; thence 90° right in a Northeasterly direction along the Northwest outer face, 6.0 feet to the Northeast corner of said storage building; thence 90° right, in a Southeasterly direction along the Northeast outer face of said storage building a distance of 4.1 feet to a point on the outer face of a wood fence that extends across the backs of Units "A", "B", "C" and "D"; thence 90° left, in a Northeasterly direction along the Northwest outer face of said wood fence, extending across the back of Unit "C", a distance of 13.0 feet to the centerline of a wood fence common to Units "C" and "D", thence 90° right in a Southeasterly direction along the centerline of said wood fence, also the centerline of a party wall and another wood fence, all common to Units "C" and "D", a distance of 67.7 feet to the point of beginning.

Situated in Shelby County, Alabama.

Inst # 2000-14483

05/03/2000-14483
11:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CJ1 24.00