

BHM0600167

Send tax notice to:

JEREMY BLANTON
1921 CHANDALAR COURT
PELHAM, AL 35124

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #345
Birmingham, Alabama 35243

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy Seven Thousand and 00/100 Dollars (\$77,000.00) in hand paid to the undersigned, W. A. McNeely, III, a married person (hereinafter referred to as "Grantor") by Jeremy Blanton (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Unit "C", Building 4, Lot 3, of Chandalar South Townhouses, as recorded in Map Book 6, Page 6, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows:

Commence at the most Westerly corner of Lot 3, thence in a Southeasterly direction along the Southwest line of Lot 3, a distance of 65.05 feet, thence 90 degrees left in a Northeasterly direction a distance of 20.0 feet to the point beginning; said point being further identified as being the point of intersection of the center line of the wood fence enclosing the fronts of Units "A", "B", "C", and "D", and the center line of the wood fence common to Units "B" and "C", thence continue in a Northeasterly direction along the center line of said fence party wall and fence a distance of 68.0 feet to intersection of the center line of the fence enclosing the backs of the Units "A", "B", "C", and "D", thence right in a Southeasterly direction along the center line of the last described fence a distance of 18.85 feet to the intersection of the center line of the wood fence common to Units "C" and "D", thence right in a Southwesterly direction along the centerline of said fence, party wall and fence a distance of 68.0 feet to intersection of the center line of the fence enclosing the fronts of Units "A", "B", "C", and "D", thence right in a Northwesterly diredtion along the center line of last described fence a distance of 18.90 feet to the point of beginning.

Situated in Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2006 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

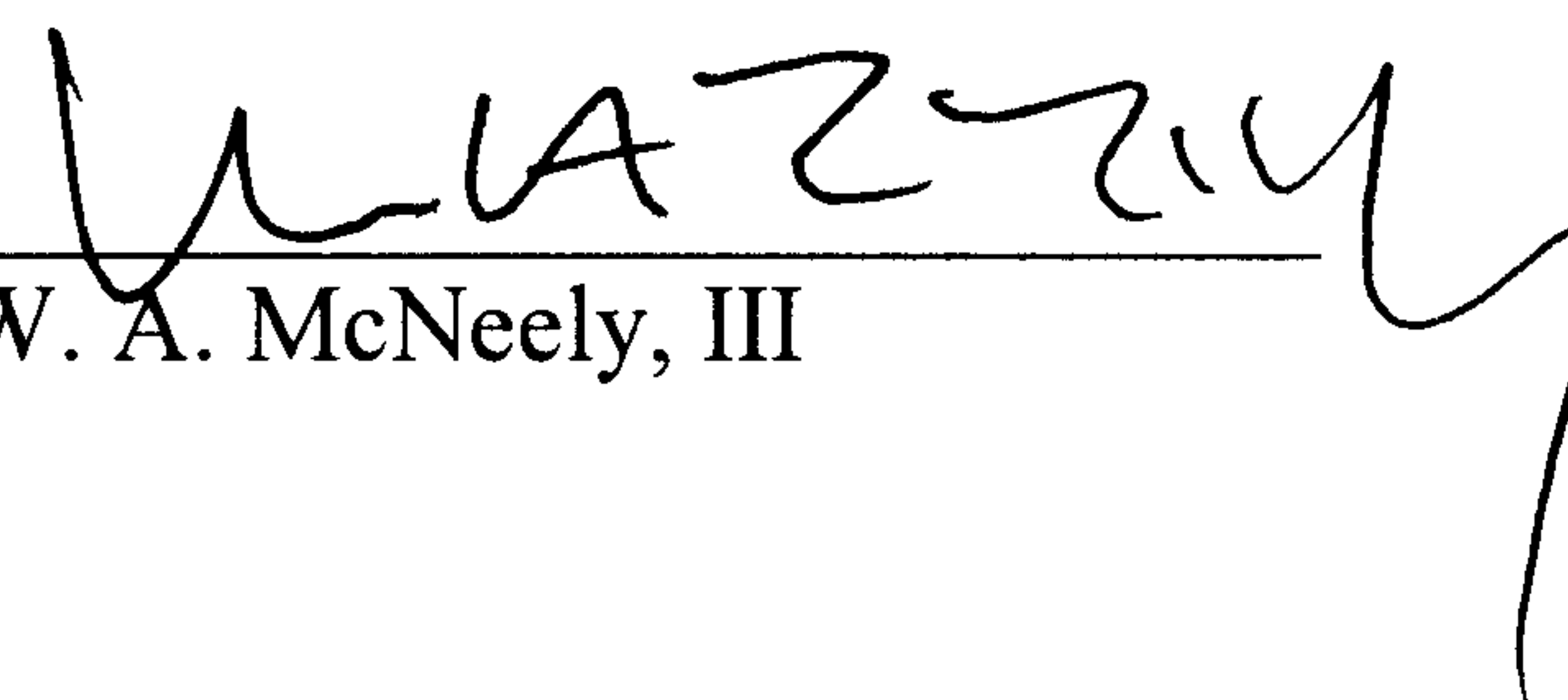
\$77,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE
GRANTOR NOR HIS RESPECTIVE SPOUSE.

The Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that he is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this the 4TH day of MAY, 2006.

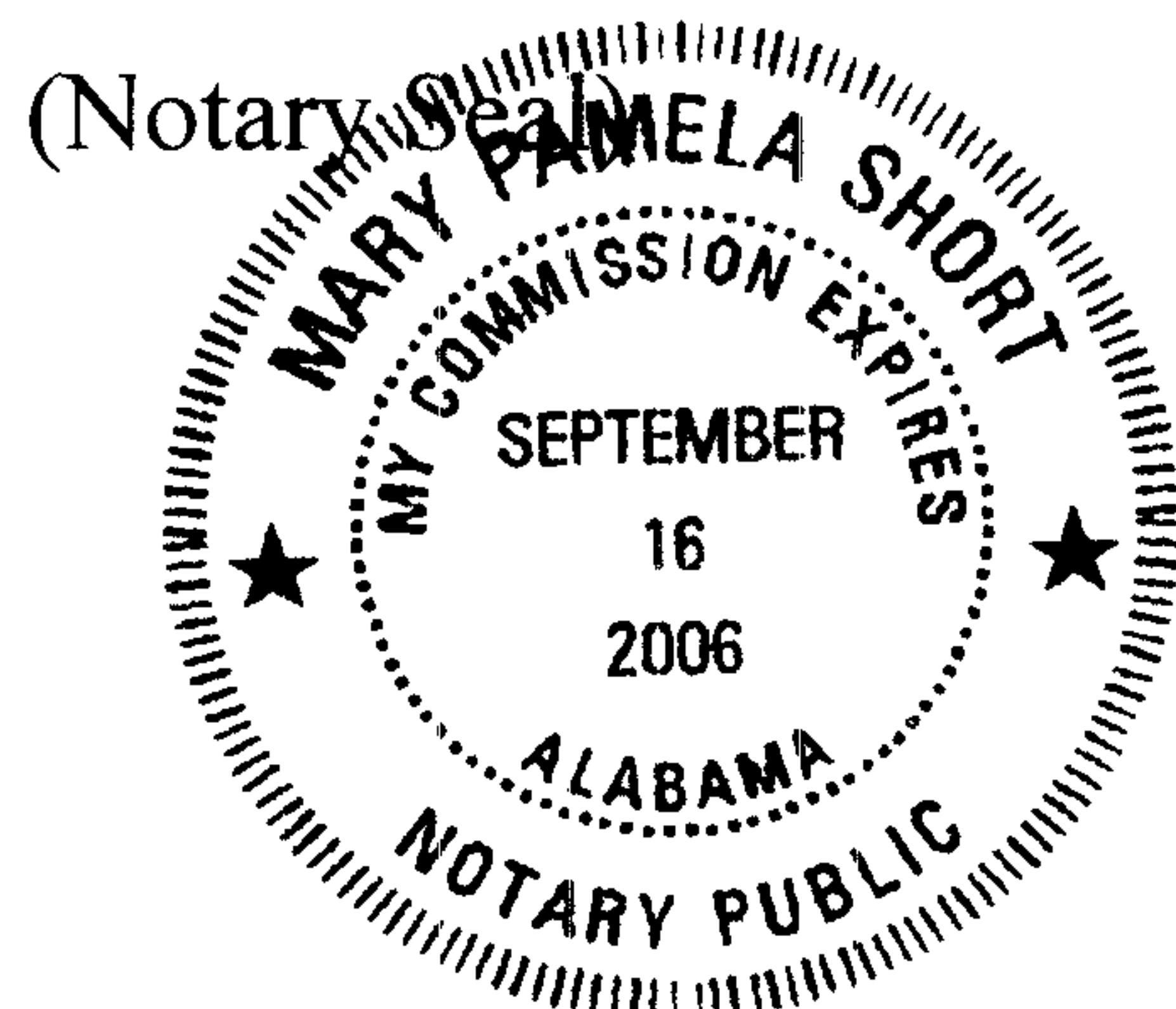

W. A. McNeely, III

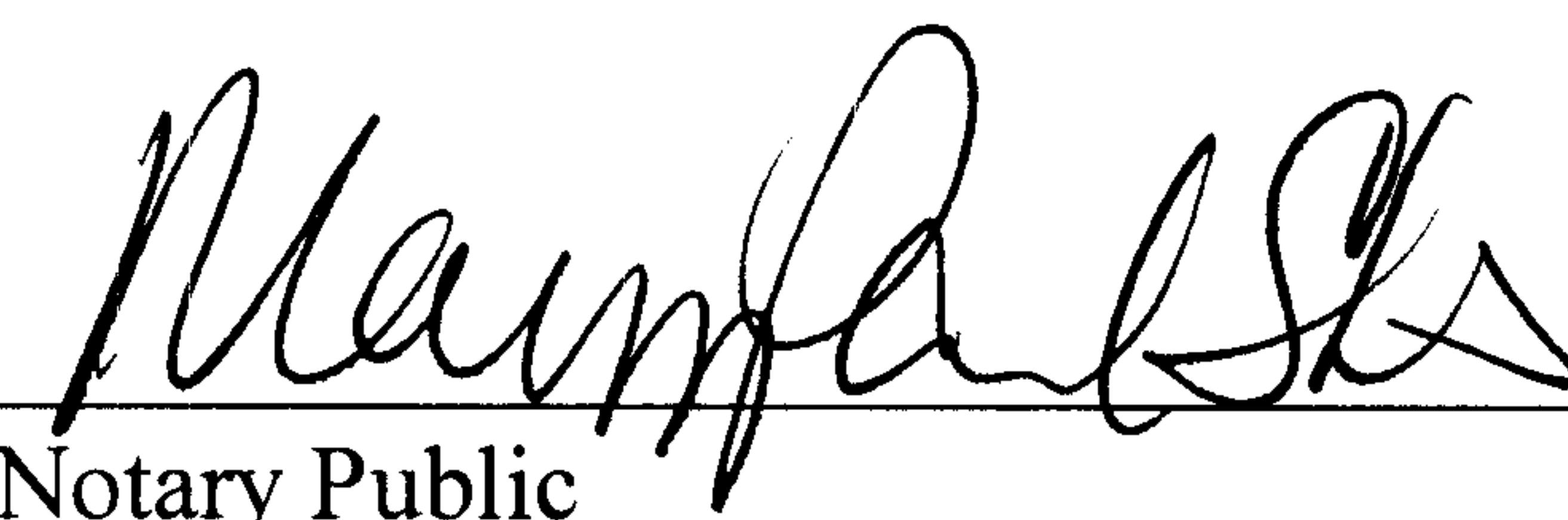
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. A. McNeely, III, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4TH day of MAY, 2006.

(Notary Seal)




Notary Public

Print Name:

Commission Expires: 9-16-06