

14657

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden  
PADEN & PADEN, PC  
5 Riverchase Ridge  
Birmingham, Alabama 35244

LEAH S. WHITTEN  
2052 CHANDALAR COURT  
PELHAM, AL 35124

STATE OF ALABAMA  
COUNTY OF SHELBY

WARRANTY DEED

**Know All Men by These Presents:** That in consideration of **ONE HUNDRED TWENTY NINE THOUSAND DOLLARS 00/100 (\$129,000.00) DOLLARS** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **ALAN L. SIMPSON and STACI S. SIMPSON, HUSBAND AND WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **LEAH S. WHITTEN, AN UNMARRIED WOMAN**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**LOT 6, ACCORDING TO THE SURVEY OF CHANDALAR TOWNHOMES, FIRST ADDITION, AS RECORDED IN MAP BOOK 24, PAGE 18, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

SUBJECT TO:

1. TAXES FOR THE YEAR 2005, A LIEN, BUT NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
2. BUILDING LINE AS SHOWN ON RECORDED MAP.
3. EASEMENTS AS SHOWN ON RECORDED MAP.
4. SUBDIVISION RESTRICTIONS AS SHOWN ON RECORDED PLAT IN MAP BOOK 24, PAGE 18 PROVIDE FOR CONSTRUCTION OF SINGLE FAMILY RESIDENCES ONLY.
5. RESTRICTIONS OR COVENANTS APPEARING OF RECORD IN INSTRUMENT 1998-23357; INSTRUMENT 1997-15761 AND INSTRUMENT 1998-50103, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN INSTRUMENT 1999-12012 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN INSTRUMENT 1999-38107, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$103,200.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.


\$25,800.00 of the consideration herein was derived from a second mortgage closed simultaneously herewith

**TO HAVE AND TO HOLD** Unto the said GRANTEES, 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 said GRANTEES, 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 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, **ALAN L. SIMPSON and STACI S. SIMPSON, HUSBAND AND WIFE**, have hereunto set his, her or their signature(s) and seal(s), this the 14th day of July, 2006.

  
\_\_\_\_\_  
ALAN L. SIMPSON

  
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STACI S. SIMPSON

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**ACKNOWLEDGEMENT**

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **ALAN L. SIMPSON and STACI S. SIMPSON, HUSBAND AND WIFE**, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 14th day of July, 2006.

  
\_\_\_\_\_  
Notary Public

My commission expires: 9.27.09

