

SEND TAX NOTICE TO:

This Instrument Was Prepared By:

The Law Offices of Jack R. Thompson, Jr., LLC
3500 Colonnade Pkwy, Ste 350
Birmingham, Alabama 35243

150 Sunset Ln
Calera AL 35040

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

20140902000273480
09/02/2014 09:08:52 AM
DEEDS 1/2

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of \$120,000.00, the amount which can be verified by the sales contract, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **William Chancellor**, a Single person, **Devises**, **Linda Burrige**, a Married person, **Devises**, **Co-Executor** and **Cindy Wood**, a Married Person, **Devises** and **Co-Executor of the Estate of David H. Chancellor**, deceased **Probate Case No. PR2014-000181**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, **Michael McNabb and Meagan Ann Cutler**, whose address 150 Sunset Lane Calera, AL 35040, (herein referred to as grantees), for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY County, Alabama the address of which is **150 Sunset Lane, Calera, AL 35040**, to wit:

Lot 26, according to the Survey of Summerchase, Phase 3, as recorded in Map Book 25, Page 65, in the Probate Office of Shelby County, Alabama.

This does not constitute the homestead property of the grantors or their spouses

Subject to ad valorem taxes for the current year and subsequent years.

Subject to restrictions, reservations, conditions, and easements of record.

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

Note: \$122,448.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 21st day of August, 2014.

William Chancellor

William Chancellor, Devisee

Linda Burrige Devisee Co. Executor

Linda Burrige, Devisee, Co-Executor the Estate of David H.

Chancellor, deceased Probate Case No. PR2014-000181

Cynthia Wood Devisee Co. Executor

Cynthia Wood, Devisee, Co-Executor the Estate of David H.

Chancellor, deceased Probate Case No. PR2014-000181

STATE OF ALABAMA

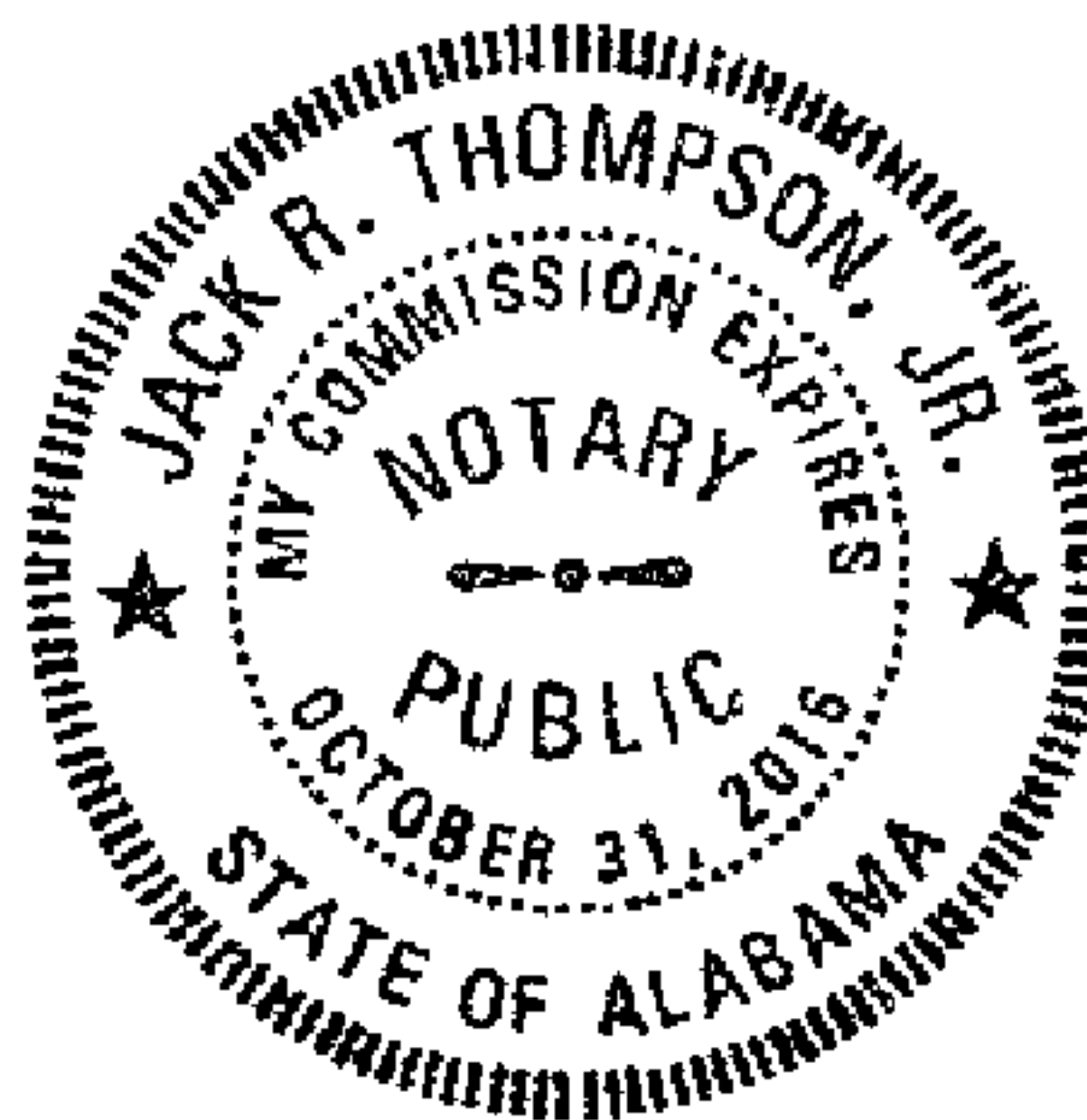
JEFFERSON County ss:

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **William Chancellor** 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 this conveyance, he/she/they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 21st day of August, 2014.

My Commission Expires: 10/31/2016

[Signature]
Notary Public



STATE OF ALABAMA

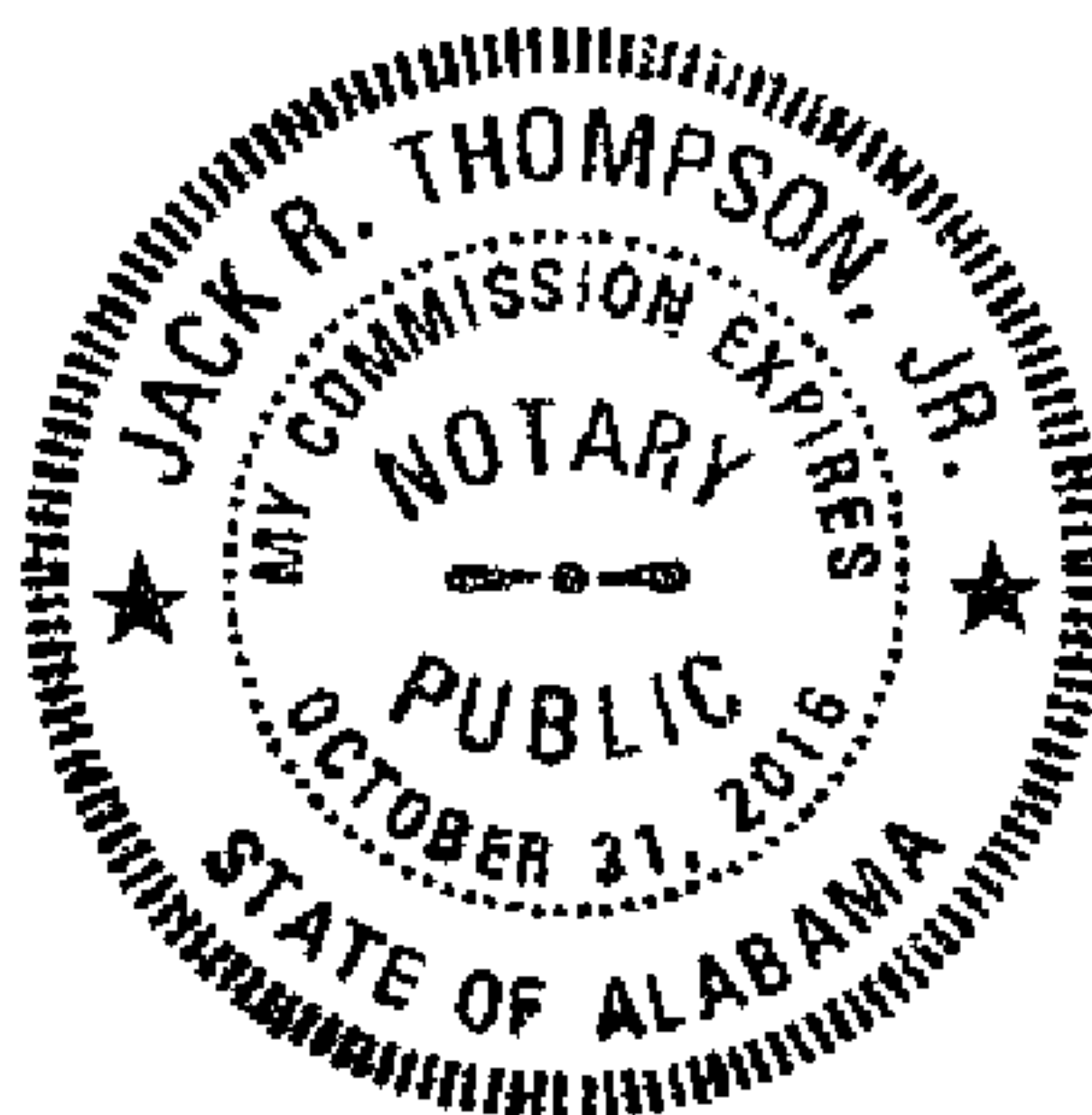
JEFFERSON County ss:

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Linda Burrige, Individually and as, Co-Executor and Cindy Wood, Individually and as Co-Executor of the Estate of David H. Chancellor, deceased Probate Case No. PR2014-000181** 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 this conveyance, he/she/they individually and in their capacity as Co-Executors executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 21st day of August, 2014.

My Commission Expires: 10/31/2016

[Signature]
Notary Public



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/02/2014 09:08:52 AM
5320.75 CHERRY
20140902000273480

[Signature]