

Prepared by: Trimmer and Associates, P.C. 22 Inverness Center Parkway,
Suite 210, Birmingham, Alabama 35243

Send Tax Notice To: TERRELL HOWARD FREEMAN
1927 CHANDALAR COURT PELHAM, ALABAMA 35124

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIFTY-SEVEN THOUSAND AND NO/100 -----(\$57,000.00) to the undersigned Grantors, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I, JAMES M. BAKER, A MARRIED MAN, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto TERRELL HOWARD FREEMAN, A SINGLE MAN, (herein referred to as GRANTEE), the following described real estate situated in SHELBY County, Alabama, to-wit:

BOOK 206 PAGE 470

Unit "A", Building 8, Phase 2 of Chandalar Townhouses, as recorded in Map Book 7, page 166 in the Probate Office of Shelby County, Alabama and located in the Southwest 1/4 of the Southeast 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 1/4-1/4 section; thence in a Northerly direction along the East line of said 1/4-1/4 section, a distance 670.76 feet; thence 90 degrees left in a Westerly direction a distance of 170.0 feet to a point on the Westerly right-of-way line of Chandalar Court; thence 90 degrees right, in a Northerly direction along said right of way line a distance of 13.0 feet; thence 90 degrees left, in a Westerly direction, a distance of 14.6 feet to a point on the East outer face of a wood fence that extends across the fronts of Units "A", "B", "C" and "D", of said Building 8, being the point of beginning; thence continue along last described course along the outer face of a wood fence, the Southerly outer wall of Unit "A" and the outer face of another wood fence, a distance of 67.7 feet to a point on the outer face of a wood fence that extends across the backs of said Units "A", "B", "C" and "D"; thence 90 degrees right, in a Northerly direction along the West outer face of said wood fence, extending across the back of Unit "A", a distance of 20.0 feet to the Southeast corner of a storage building; thence 90 degrees left, in a Westerly direction along Southerly outface of said storage building, a distance of 4.1 feet to the Southwest corner of said storage building; thence 90 degrees right, in a Northerly direction along the Westerly outer face of said storage building, a distance of 6.0 feet to the center line of a wall common to the storage buildings of said Units "A" and "B"; thence 90 degrees right, in an Easterly direction along said centerline of said storage buildings, the centerline of wood fence, party wall and another wood fence all common to Units "A" and "B", a distance of 71.6 feet to a point on the outer face of said wood fence that extends across the fronts of Units "A", "B", "C" and "D"; thence 90 degrees right in a Southerly direction along the East outer face of said wood fence across the front of Unit "A", a distance of 26.0 feet to the point of beginning.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever; and we, ourselves and for our heirs, executors and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 22ND day of SEPTEMBER, 19 88.

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED
88 SEP 28 AM 11:03

James M. Baker (SEAL)
JAMES M. BAKER

Thomas A. Shivers, Jr.
JUDGE OF PROBATE

- 1. Doc. Tax \$ 57.00 (SEAL)
- 2. Mtg. Tax _____
- 3. Recording Fee 2.50
- 4. Indexing Fee 1.00
- TOTAL 60.50

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES M. BAKER, A MARRIED MAN, 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 foregoing conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this 22nd day of SEPTEMBER, 19 88.

Stewart Dille
My Commission Expires: 11-19-90

Notary Public