

This instrument was prepared by
(Name) HOLLIMAN, SHOCKLEY & KELLY
3821 Lorna Road, Suite 110
(Address) Riverchase, Alabama 35244

Send Tax Notice To: MARJORIE YANCE
name 1963 Chandalar Court
Pelham, Alabama 35124
address

WARRANTY DEED-

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty-nine Thousand and No/100----- DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,

JO ELLEN MUDD, a single woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

MARJORIE YANCE

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO:

1. Taxes for the year 1993 and subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

Inst # 1993-00433

01/06/1993-00433

02:06 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 MCD 68.00

TO HAVE AND TO HOLD to the said grantee, 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, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 4th
day of January, 19 93

(Seal)

Jo Ellen Mudd
JO ELLEN MUDD

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JO ELLEN MUDD, 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 4th day of January, A. D., 1993

My Commission Expires: 8.29.97

Jo Ellen Mudd
Notary Public

EXHIBIT A

Unit "D", Building 8, Phase II of Chandalar Townhouses, as recorded in Map Book 7, Page 166, in the Probate Office of Shelby County, Alabama; located in the Southwest Quarter of the Southeast Quarter of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said quarter-quarter Section; thence in a Northerly direction along the East line of said quarter-quarter Section a distance of 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 105.0 feet; thence 90 degrees left in a westerly direction a distance of 14.6 feet to a point on the Northeast corner of a wood fence that extends across the fronts of Units "A", "B", "C", & "D", being the point of beginning; thence continue along last described course along the outer face of a wood fence, wall and another wood fence all on the North side of said Unit "D" a distance of 67.7 feet to a point on the Northwest corner of a wood fence that extends across the backs of Units "A", "B", "C" and "D"; thence 90 degrees left in a southerly direction along the West outer face of said wood fence a distance of 17.0 feet to a point on the Northeast corner of a storage building; thence 90 degrees right in a westerly direction along the North outer face of said storage building a distance of 4.1 feet to a point on the Northwest corner of said storage building; thence 90 degrees left in a southerly direction along the West outer face of said storage building a distance of 6.0 feet to a point on the southwest corner of said storage building; thence 90 degrees left in an Easterly direction along the South outer face of said storage building, the centerline of a wood fence common to Units "C" and "D", the Centerline of a party wall common to Units "C" and "D", and the centerline of another wood fence common to Units "C" and "D", a distance of 71.8 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", thence 90 degrees left in a northerly direction along the East outer face of said wood fence that extends across the front of Unit "D", a distance of 23.0 feet to the Point of beginning.

Situated in Shelby County, Alabama.

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