

THIS INSTRUMENT PREPARED BY:
R. Shan Paden
Paden & Harris
100 Concourse Parkway Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:
Bonnie Michelle Miller
1992 Chandalar Court
Pelham, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of FIFTY-SIX THOUSAND NINE HUNDRED AND NO/100ths (\$56,900.00) 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 ANN MOORE, an unmarried woman (herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto BONNIE MICHELLE MILLER (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes for the year 1993; which said taxes are a lien but not due and payable until October 1, 1993.
2. Public utility easements as shown by recorded plat.
3. Restrictions, covenants and conditions as set in instrument recorded in Misc. Book 6, Page 804.
4. Transmission line permit to Alabama Power Company as shown by instruments recorded in Deed Book 278, Page 477; Deed Book 297, Page 412 and Deed Book 301, Page 581.
5. Easement to South Central Bell as shown by instrument recorded in Deed Book 280, Page 752.
6. Agreement with Alabama Power Company as to underground cables recorded in Deed Book 287, Page 506 and covenants pertaining thereto recorded in Misc. Book 32, Page 488.

09/22/1993-29138
08:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50

\$57,062.00 of the consideration paid herein was derived from a mortgage loan closed simultaneously herewith.

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 GRANTEE, his 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 GRANTEE, his heirs and assigns forever, against all the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 17 day of Sept., 1993.


JO ANN MOORE

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public, in and for said State and County do hereby certify that JO ANN MOORE, whose name(s) are/is 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 17 day of Sept., 1993.


Notary Public

My commission expires: 7/16/94

EXHIBIT "A"

A parcel of land occupied by Unit "C", Building 10, Phase 2 of Chandalar South Townhomes, as recorded in Map Book 7, Page 166 in the Probate Office of Shelby County, Alabama, located in the SW 1/4 of the SE 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 of 840.76 feet; thence 90 degrees left in a Westerly direction a distance of 110.0 feet to a point on the East right of way of Chandalar Court; thence 90 degrees right in a Northerly direction along said right of way a distance of 41.1 feet; thence 90 degrees right in an Easterly direction a distance of 33.4 feet to the point of beginning, said point being further identified as the SW corner of said Unit "C" thence 00 degrees 59 minutes 27 seconds left in an Easterly direction along the centerline of a party wall and wood fence common to Units "C" and "D" a distance of 52.5 feet; thence 90 degrees left in a Northerly direction along the East side of a wood fence common to Units "A", "B", "C" and "D" a distance of 10.7 feet to the Southwest edge of a storage building; thence 90 degrees right in an easterly direction along the South side of said storage building a distance of 4.2 feet; thence 90 degrees left in a Northerly direction along the East side of said storage building a distance of 6.4 feet; thence 90 degrees left in a Westerly direction along the North side of said storage building a distance of 4.2 feet to a point on the wood fence common to Units "A", "B", "C" and "D"; thence 90 degrees right in a Northerly direction along the East side of said wood fence a distance of 2.1 feet to the centerline of a wood fence common to Units "B" and "C"; thence 90 degrees left in a Westerly direction along the centerline of the wood fence and party wall common to Units "B" and "C" and another wood fence common to Units "B" and "C", a distance of 68.0 feet to a point on the outer face of a wood fence extending across the fronts of Units "A", "B", "C" and "D"; thence 90 degrees left in a Southerly direction along the outer face of said wood fence across the front of Unit "C" a distance of 19.2 feet to the centerline of a wood fence common to Units "C" and "D"; thence 90 degrees left in an Easterly direction along the centerline of said wood fence a distance of 15.5 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1993-29138

09/22/1993-29138
08:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50