



JEFFERSON TITLE CORPORATION
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

Send Tax notice to:
Gary Michael Stignani
1903 Chandalar Court
Pelham, Alabama 35124

This instrument was prepared by

(Name) Holliman, Shockley & Kelly
3821 Lorna Road, Suite 110
(Address) Birmingham, AL 35244

WARRANTY DEED

STATE OF ALABAMA

JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty Five Thousand and no/100 (\$65,000.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Fors David Willis and wife, Terrie Darlene Willis

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

(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 AS IF
SET FORTH IN FULL HEREIN FOR THE COMPLETE LEGAL DESCRIPTION
OF THE PROPERTY BEING CONVEYED BY THIS INSTRUMENT.

SUBJECT TO:

1. Taxes for the year 1994 and subsequent years;
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

\$ 45,000 of the 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 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 said grantee, 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 stated 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, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 5th

day of August, 19 94

_____(SEAL) Fors David Willis _____(SEAL)
Fors David Willis

_____(SEAL) Terrie Darlene Willis _____(SEAL)
Terrie Darlene Willis

_____(SEAL) _____(SEAL)

STATE OF ALABAMA
JEFFERSON COUNTY }

I, the undersigned authority
in said State, hereby certify that Fors David Willis and wife, Terrie Darlene Willis

08/22/1994-26042
02:22 PM CERTIFIED
GARY MICHAEL STIGNANI, JUDGE OF PROBATE
002 MCD 31.00

a Notary Public in and for said County,

whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that,
being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of August A.D. 19 94

8/29/94

John L. [Signature]
Notary Public

Inst # 1994-26042

RECORDED
INDEXED
JUL 26 1994
BY [Signature]

EXHIBIT A

Unit B, Building 7, Phase 2, of Chandalar South Townhouse, as recorded in Map Book 7, Page 166, in the Office of the Judge of Probate 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 830.76 feet; thence 90 deg. left, in a westerly direction a distance of 347.56 feet; thence 99 deg. 22 min. 30 sec. left, in a southeasterly direction a distance of 53.92 feet, to the point of beginning, said point being the center line of a fence common to "B" and "C" Units of said Building 7, thence continue along last described course along said center line of said fence, the center line of the party wall common to said Units and fence common to said Units, a distance of 67.65 feet; thence 90 deg. left, in a northeasterly direction along the center line of a fence, a distance of 17.55 feet to the northwest corner of a utility building; thence 90 deg. right in a southeasterly direction along the southwesterly wall of said utility building, a distance of 4.13 feet, to the southwest corner of said utility building; thence 90 deg. left in a northeasterly direction along the southeasterly wall of said utility building a distance of 6.45 feet to the southeasterly corner of said utility building; thence 90 deg. left in a northwesterly direction, along the center line of the common wall of said utility building, the center line of the fence common to "B" and "A" units, the center line of the party wall common to said "B" and "A" Units, the center line of the fence common to said "B" and "A", a distance of 71.80 feet; thence 90 deg. left, along the outside face of the fence, in a southwesterly direction a distance of 24.0 feet, to the point of beginning. Situated in the Town of Pelham, Shelby County, Alabama.

Inst # 1994-26042

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SHELBY COUNTY JUDGE OF PROBATE
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