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SEND TAX NOTICE TO:

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130(Name) Candi L. Ellett  
1957 Chandalar Court  
(Address) Pelham, Alabama 35124

This instrument was prepared by

(Name) Newman & Sexton, Attorneys at Law(Address) 3021 Lorna Road, Suite 310, Birmingham, Alabama 35216

Form 1-1-27 Rev. 1-88

**WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama**

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty 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,

Terrell Howard Freeman and wife, Lisa S. Freeman

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

Candi L. Ellett

(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 of the property which is incorporated herein for all purposes.

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

\$50,000.00 of the above mentioned purchase price was paid for from the proceeds of a mortgage loan executed and recorded simultaneously herewith.

Inst # 1994-21866

07/12/1994-21866  
01:21 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 27.50

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, We have hereunto set our hands(s) and seal(s), this 8th day of July, 1994.

(Seal)

(Seal)

(Seal)

Terrell Howard Freeman

Terrell Howard Freeman

Lisa S. Freeman

11/11/1994-33852

11:47 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 MEL 12.00

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 Terrell Howard Freeman and wife, Lisa S. Freeman whose names 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 8th day of July, A. D. 1994

My commission expires: 1-2-96 Notary Public.

Inst # 1994-21866

Inst # 1994-33852

EXHIBIT A TO MORTGAGE

Legal Description

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 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 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 outer face of said storage building, a distance of 4.1 feet to the Southwest corner of said storage building, thence 90 degrees right, in 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 71.8 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.

Inst # 1994-33852

11/14/1994-33852  
11:47 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 12.00

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