

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Hwy. 280E, Suite 290E  
Birmingham, AL 35223

STATE OF ALABAMA)  
COUNTY OF SHELBY)

SEND TAX NOTICE TO:  
WARNER H. CHANDLER  
MARY ANN CHANDLER  
5283 Birdsong Road  
Birmingham, AL 35242

Warranty Deed/ITWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED FORTY-SEVEN THOUSAND DOLLARS AND no/100's (\$147,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of whereof is acknowledged, we, **BERT GUIBERTEAU, JR. and wife, GISELLE GUIBERTEAU**, (herein referred to as grantors) do grant, bargain, sell, and convey unto **WARNER H. CHANDLER AND MARY ANN CHANDLER** (herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama:

Lot 54, according to the Survey of Sunny Meadows, Second Sector, as recorded in Map Book 9, Page 1 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1995 and subsequent years not yet due and payable until October 1, 1995. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$ 70,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Mary Ann Chandler and Mary Ann Smith Chandler are one and the same persons.

TO HAVE AND TO HOLD Unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators, covenant with said GRANTEEES 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereto set our hands and seals, this the 21<sup>st</sup> day of June, 1995.

Bert Guibertau  
BERT GUIBERTEAU, JR.

Giselle Guibertau  
GISELLE GUIBERTEAU

STATE OF Louisiana  
COUNTY OF East Baton Rouge  
Parish

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that BERT GUIBERTEAU, JR., 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of June, 1995.

Leanne H. May  
Notary Public

My commission expires: At death  
AFFIX SEAL

STATE OF Alabama  
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that GISELLE GUIBERTEAU, 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 22 day of June, 1995.

Leanne H. May  
Notary Public

My commission expires: 5/29/99  
AFFIX SEAL

Inst # 1995-18220  
07/11/1995-18220  
03:21 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 85.50

1995-18220  
Inst