

THIS INSTRUMENT PREPARED BY:

William V. Goodwyn, P.C.  
3000 Riverchase Galleria  
Ste 490  
Birmingham, Alabama 35242

✓ Send tax notice to:  
Stanley L. Chesser  
1801 Chesser Drive  
Chelsea, AL 35043

THIS INSTRUMENT PREPARED WITHOUT TITLE  
EXAMINATION OR LEGAL OPINION  
STATUTORY WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF JEFFERSON

500.<sup>00</sup>

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Dollar (\$1.00) Dollar and other good and valuable consideration, to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, Stanley L. Chesser, a single man, and Cynthia D. Chesser, a single woman, (hereinafter referred to as grantors) do grant, bargain, sell and convey unto Stanley L. Chesser, a single man, (hereinafter referred to as GRANTEE, whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land located in the Northeast Quarter of the Southwest Quarter of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama and being more particularly described as follows: Commence at the point where the Southerly line of the Florida Short Route Highway, being U.S. Highway 280, right-of-way intersects the Westerly line of the Old Harpersville Road in the NW 1/4 of the SE 1/4 of Section 27, Township 19 South, Range 1 West, and run thence in a Westerly direction along the chord of a curve for a distance of 394.69 feet; thence turn an angle to the left of 7 degrees 36 minutes and run in a Southwesterly direction along the chord of a curve concave to the South for a distance of 100.5 feet to the P.T. of said curve; thence turn an angle of 1 degree 23 minutes 30 seconds to the left and run along the South line of said Florida Short Route Highway a distance of 20.0 feet; thence turn an angle to the left of 87 degrees 15 minutes and run in Southeasterly direction for a distance of 270.82 feet to a point on the Northerly right-of-way of Highway 280 (recorded in Highway ROW Map Book 4, Page 126-K); thence turn an angle to the right 90 degrees and run in a Southeasterly direction along the North right-of-way of Highway 280 as above described a distance of 150 feet to the point of beginning; thence continue in said Southwesterly direction along the North right-of-way as above described a distance of 312 feet to a point; thence turn an angle to the right and run in a Northwesterly direction parallel with the West line of property described in Real Book 41, Page 721 to the intersection of the South right-of-way of Old Highway 280; thence turn an angle to the right and run in a Northeasterly direction along the South right-of-way of Old Highway 280 to a point 150 feet West of the Northwesterly corner of property described in Real Book 41, Page 721 (currently occupied by the Post Office); thence turn an angle to the right and run in a Southeasterly direction parallel to the West line of Real Book 41, Page 721 back to the Point of Beginning.

THIS DEED IS BEING MADE PURSUANT TO THAT CERTAIN PROVISION OF THE FINAL JUDGMENT OF DIVORCE RENDERED BETWEEN CYNTHIA D. CHESSER AND STANLEY L. CHESSER IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA UNDER CASE NO: DR-95-19 AND RENDERED ON AUGUST 1, 1995, AND SIGNED BY THE HONORABLE JUDGE OLIVER HEAD.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

~~And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all person.~~

10/11/1995-28852  
10:33 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 11.50

Inst # 1995-28852

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 6<sup>th</sup> day of Oct, 1995.

WITNESS:

Stanley L. Chesser  
Stanley L. Chesser, a single man

Cynthia D. Chesser  
Cynthia D. Chesser, a single woman

#### GENERAL ACKNOWLEDGEMENT

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stanley L. Chesser, a single man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that being informed of the contents of the conveyance has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6<sup>th</sup> day of Oct, A.D. 1995.

Shirley D. Dulin  
NOTARY PUBLIC

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Nov. 12, 1996.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

#### GENERAL ACKNOWLEDGEMENT

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cynthia D. Chesser, a single woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that being informed of the contents of the conveyance has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of Sept, A.D. 1995.

Paul D. Dulin  
NOTARY PUBLIC

Inst # 1995-28852

10/11/1995-28852  
10:33 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 11.50