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This instrument was prepared by:

(Name) Holliman, Shockley & Kelly
(Address) 2491 Pelham Parkway
Pelham, AL 35124

Send Tax Notice to:

(Name) Jeffrey Carl Blackmon
(Address) 1961 Chandalar Court
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Seven Thousand Seven Hundred Fifty and no/100-----DOLLARS
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,
Marilyn Watson Anderson and husband, E. Thomas C. Anderson
(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto
Jeffrey Carl Blackmon
(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 1996 and subsequent years. (2) Easements,
restrictions, reservations, rights-of-way, limitations, covenants and conditions
of record, if any. (3) Mineral and mining rights, if any.

\$54,850.00 of the purchase price is being paid by the proceeds of a first
mortgage loan executed and recorded simultaneously herewith.

Inst # 1996-27844

08/26/1996-27844
12:23 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 14.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors 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, or its successors 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 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, or its successors
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 1st
day of August, 19 96.

(Seal)

(Seal)

(Seal)

Marilyn Watson Anderson (Seal)
Marilyn Watson Anderson

E. Thomas C. Anderson (Seal)
E. Thomas C. Anderson

STATE OF ALABAMA

Shelby

County }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby
certify that Marilyn Watson Anderson & husband, Thomas C. Anderson, 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 1st day of August, 19 96.

My Commission Expires:

Notary Public

Exhibit "A"

Unit "C", Building 8, Phase II of Chandalar Townhouses as recorded in Map Book 7 page 166, 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 SE 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 deg. 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 deg. right in a northerly direction along said right of way line, a distance of 82.0 feet; thence 90 deg. 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" being the point of beginning; thence continue along last described course along the centerline of a wood fence, party wall and another wood fence, all common to Units "C" and "D", a distance of 67.7 feet to a point on the outer face of a wood fence that extends across the backs of Units "A", "B", "C" and "D"; thence 90 deg. left, in a southerly direction along the west outer face of said wood fence, a distance of 13.1 feet to a point on the NE corner of a storage

building; thence 90 deg. right, in a westerly direction along the North outer face of said storage building, a distance of 4.1 feet to a point on the NW corner of said storage building, thence 90 deg. left, in a southerly direction along the West outer face of said storage building, a distance of 6.0 feet to a point on the SW corner of said storage building; thence 90 deg. left in an easterly direction along the South outer face of said storage building, the center line of a wood fence, party wall, and another wood fence all common to Units "B" and "C", a distance of 71.8 feet to a point on the East outer face of the wood fence that extends across the fronts of Units "A", "B", "C" and "D"; thence 90 deg. left, in a northerly direction along the East outer face of said wood fence across the front of Unit "C", a distance of 19.1 feet to the point of beginning.

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