

Send Tax Notice To:

Amanda Sue Bolton  
213 West Willow Circle  
Calera, Alabama 35040  
PID# 28-6-23-0-000-019

## CORPORATE FORM WARRANTY DEED

**STATE OF ALABAMA**  
**Shelby COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of

**One Hundred Twenty-Two Thousand Nine Hundred and 00/100 (\$122,900.00) Dollars**

in hand paid to

**A.D.Chandler Company, Inc.**

an Alabama Corporation, (herein referred to as "Grantor"), the receipt of which is hereby acknowledged, said Grantor does by these presents grant, bargain, sell and convey unto

**Amanda Sue Bolton**

(herein referred to as Grantee, whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 4, according to the Survey of Marengo Subdivision, as recorded in Map Book 22, Page 123, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**Mineral and Mining Rights Excepted.**

**\$ 112800** of the above recited consideration was paid from the proceeds of a mortgage loan of even date executed simultaneously herewith.

Subject to covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 1999 and subsequent years not yet due and payable.

Subject to Mineral and Mining rights of record and all rights and privileges incident thereto.

Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to the subject property as set forth in Instrument No. 1997-30608 in the aforesaid Probate Office.

**TOGETHER WITH** all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, To the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

Inst # 1998-47825

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SHELBY COUNTY JUDGE OF PROBATE  
002 CRN 21.50

IN WITNESS WHEREOF, the said Grantor by its **President**, who is authorized to execute this conveyance, hereto set its signature and seal this **20th** day of **November, 1998**.

Attest:

**A.D.Chandler Company, Inc.**

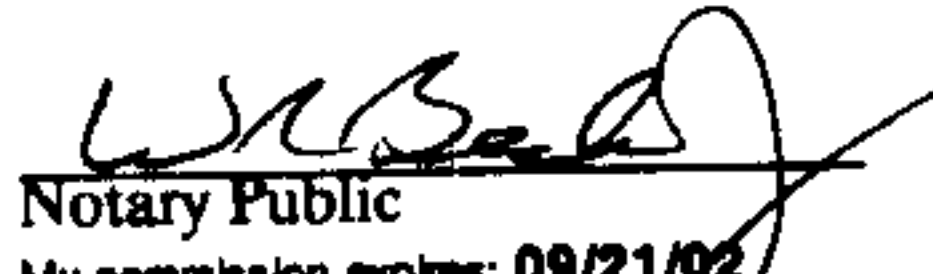
Secretary

By:   
**A.D.Chandler, President**

**STATE OF ALABAMA  
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **A.D.Chandler** and \_\_\_\_\_ whose names as **President** and **Secretary** of **A.D.Chandler Company, Inc.**, an Alabama Corporation, 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, he/she/they as such officers and with full authority executed the same voluntarily for and as the act of said Corporation on the day the same bears date.

Given under my hand and official seal, this **20th** day of **November, 1998**.

  
Notary Public

My commission expires: **09/21/02**

98137RB

This instrument prepared by:

W. Russell Beale, Jr., Attorney at Law  
BEALS & ASSOCIATES, P.C.  
200 Cahaba Park South, Suite 104  
Birmingham, AL 35242

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