

This instrument was prepared by
Kelley Winston, Attorney at Law
2700 Highway 280 East, Suite 60
Birmingham, AL 35223

Send Tax Notice To: Stephen R. Scott King
1903 Chandalar Court
Pelahm, AL 35124

WARRANTY DEED-

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN by these presents, that in consideration of Eighty Two Thousand Four Hundred dollars and Zero cents (\$82,400.00) to the undersigned Grantor(s), in hand paid by the grantee herein, the receipt of whereof is acknowledged, I or we Gary Michael Stignani and Tanya B. Stignani, husband and wife

(herein referred to as Grantor(s)), grant, bargain, sell an convey unto
Stephen R. Scott King

(herein referred to as Grantee(s)) the following described real estate, situated in Shelby, Alabama, to wit:

See Attached Exhibit 'A'

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 (ours) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (ours) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I or we have hereto setforth my or our hand(s) and seal(s) this 29th day of April, 1999

GRANTOR(S):

Gary Michael Stignani (Seal)
Gary Michael Stignani

Tanya B. Stignani (Seal)
Tanya B. Stignani

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, undersigned, a Notary Public in and for said County, in said State, hereby certify that Gary Michael Stignani and Tanya B. Stignani whose name(s) is/are signed to the foregoing conveyance he/she or they executed the same voluntarily on the day the same bears date Given under my hand and official seal this 29th day of April, 1999

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES
OCTOBER 8, 2001

Inst # 1999-19104

05/06/1999-19104
02:33 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 15.50

EXHIBIT "A"

Unit B, Building 7, Phase 2, of Chandalar South Townhomes, as recorded in Map Book 7, Page 166, in the Office of the Judge of Probate of Shelby County, Alabama, 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 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 830.76 feet; thence 90 deg. left, in a westerly direction a distance of 347.56 feet; thence 99 deg. 22 min. 30 sec. left, in a southeasterly direction a distance of 53.92 feet, to the point of beginning, said point being the center line of a fence common to "B" and "C" Units of said Building 7, thence continue along last described course along said center line of said fence, the center line of the party wall common to said Units and fence common to said Units, a distance of 67.65 feet; thence 90 deg. left, in a northeasterly direction along the center line of a fence, a distance of 17.55 feet to the northwest corner of a utility building; thence 90 deg. right in a southeasterly direction along the southwesterly wall of said utility building, a distance of 4.15 feet, to the southwest corner of said utility building; thence 90 deg. left in a northeasterly direction along the southwesterly wall of said utility building a distance of 6.45 feet to the southeasterly corner of said utility building; thence 90 deg. left in a northwesterly direction, along the center line of the common wall of said utility building, the center line of the fence common to "B" and "A" units, the center line of the party of wall common to said "B" and "A" Units, the center line of the fence common to said "B" and "A", a distance of 71.80 feet; thence 90 deg. left, along the outside face of the fence, in a southwesterly direction a distance of 24.0 feet, to the point of beginning. Situated in Town of Pelham, Shelby County, Alabama.

Inst # 1999-19104

05/06/1999-19104
02:33 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 15.50