

SEND TAX NOTICES TO:

Byron Chancellor
Christal Chancellor
1601 Highway 1
Bessemer, AL 35022

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Twenty-Five Thousand and no/100 Dollars (\$125,000.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged **SHIRLEY FAY ALCORN BLACK, an unmarried woman**, (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **BYRON CHANCELLOR and CHRISTAL CHANCELLOR**, (herein referred to as "Grantee"), as joint tenants with rights of survivorship, their interest in the following described real estate situated in Shelby County, Alabama, to wit:

The property described on Exhibit A attached hereto and incorporated herein by this reference.

Subject to all easements, restrictions, covenants, rights of way of record; taxes for 2001 and subsequent years not yet due and payable.

\$118,750.00 of the purchase price recited herein was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD the described premises to Grantees, as joint tenants with right of survivorship, their heirs, executors, successors 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 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 THE GRANTOR does for their heirs and executors, successors and assigns, covenant with said Grantee, their heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted above, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and their heirs and executors, successors and assigns shall warrant and defend same to said Grantee, their heirs, executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 2nd day of April, 2001.

Shirley Fay Alcorn Black
(Grantor) **Shirley Fay Alcorn Black**

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shirley Fay Alcorn Black, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 2nd day of April, 2001.
Anne R. Strickland
NOTARY PUBLIC Anne R. Strickland
My Commission Expires: 5/11/01

THIS INSTRUMENT PREPARED BY:
Anne R. Strickland, Attorney at Law
5330 Stadium Trace Parkway, Suite 250
Birmingham, Alabama 35244

Inst # 2001-12446

04/04/2001-12446
10:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 20.50

EXHIBIT "A"

THAT CERTAIN PROPERTY DESCRIBED AS FOLLOWS:

Being at the Northwest corner of the Northeast quarter of Southwest quarter of Section 32, Township 20 South, Range 4 West; thence in an Easterly direction along the North boundary of said quarter-quarter Section 675.50 feet to point of beginning; thence continue in an Easterly direction along said North boundary 1027.05 feet to intersection with the centerline for a public road (Shelby County Highway No. 1); thence turning an angle of 82 degrees 14 minutes to the right in a Southeasterly direction along said centerline 275.00 feet; thence turning an angle of 97 degrees 46 minutes to the right in a Westerly direction 1057.00 feet; thence turning an angle of 88 degrees 29 minutes to the right in a Northerly direction 272.58 feet to point of beginning. Less and except Road ROW.

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SHELBY COUNTY JUDGE OF PROBATE
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