

This instrument was prepared by
(Name) William H. Halbrooks
#1 Independence Plaza, Suite 704
(Address) Birmingham, Alabama 35209

Send Tax Notice To: Charlie F. Chancellor
name
636 Highway 107
address
Montevallo, Alabama 35115

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred Seventy-Five Thousand and no/100-----(\$575,000.00) Dollars
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Jimmie R. Ryan, an unmarried man
(herein referred to as grantors) do grant, bargain, sell and convey unto

Charlie F. Chancellor and Wanda J. Chancellor
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

See attached Exhibit "A".

Subject to current taxes, easements and restrictions of record.

\$ 175,000.00 of the purchase price recited above was
paid from a mortgage loan closed simultaneously herewith.

05/08/2001-18171
10:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE MEL 414.00

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs 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 herein 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted above; that I (we) have a 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 12th
day of April, ~~px~~ 2001.

____ (Seal)
____ (Seal)
____ (Seal)

Jimmie R. Ryan (Seal)
____ (Seal)
____ (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Jimmie R. Ryan
whose name ~~is~~ is signed to the foregoing conveyance, and who is known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 12th day of April, A.D., ~~px~~ 2001.

William H. Halbrooks
Notary Public

EXHIBIT "A"

A parcel of land located in the SE 1/4 of SE 1/4 of Section 36, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the SW corner of the SE 1/4 of SE 1/4 of Section 36, Township 21 South, Range 3 West, thence Northerly along the West line of said 1/4-1/4 section 393.5 feet to the NW corner of the EANES property and the point of beginning of tract of land herein described, thence continue along the last mentioned course 487.5 feet to the SW corner of the BUCKNER property, thence 94 deg. 12 min. right Easterly 420 feet, thence 94 deg. 12 min. left Northerly 210 feet, thence 94 deg. 12 min. right Easterly 913.62 feet to the East line of said 1/4-1/4 section, thence 85 deg. 56 min. right Southerly along said section line 1091 feet to the SE corner of said section, thence 94 deg. 04 min. right Westerly along the South line of said section 903.09 feet, thence 85 deg. 48 min. right Northerly 403.5 feet, thence 86 deg. 58 min. left Westerly 427.9 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 2001-18171

05/08/2001-18171
10:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL \$14.00