

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by
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Attorney at Law
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Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to:
(Name) Iris J. Chappell
(Address) 444 Highway 203 South
Montevallo, AL 35115

MINIMUM VALUE: \$1,000.00

Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Curtis W. Childs and wife, Carmen F. Childs**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Iris J. Chappell**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit: **PARCEL 2**

Commence at the southeast corner of Lot 38, of the Thomas Addition to the Town of Aldrich, Alabama and run thence N 89 33' 33" W along the south line of said Lot 38 a distance of 230.00' to the southwest corner of same said Lot 38; Thence run N 53 31' 40" W a distance of 1,582.34' to a set rebar corner on the westerly margin of Loop Avenue and the point of beginning of the property being described; Thence run N 28 21' 04" W a distance of 65.43' to a set rebar corner; Thence run N 39 41' 09" E a distance of 200.41' to a rebar corner on the southerly margin of Third Avenue; Thence run S 67 21' 42" W along the southerly margin of Third Avenue a distance of 55.22' to a point; Thence run S 69 36' 02" W along said southerly margin of said Third Avenue a distance of 65.46' to a point; Thence run S 13 43' 30" W along the easterly margin of same said Third Avenue a distance of 186.87' to a point on the northerly margin of Loop Avenue; Thence run N 77 00' 08" E along the northerly margin of said Loop Avenue a distance of 61.32' to the point of beginning, containing 0.20 of an acre. Property is subject to any and all agreements, restrictions, rights of way, easements, and/or limitations of probated record and/or applicable law.

THE LEGAL DESCRIPTION HEREINABOVE REFERENCED IS BASED UPON SURVEY OF S. M. ALLEN, ALABAMA LICENSED LAND SURVEYOR NO. 12944, DATED AUGUST 15, 2001.

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 (our) heirs, executors and administrators covenant with the 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 (our) 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 (we) have hereunto set my (our) hand(s) and seal(s), this 1st day of February, 2002.

Curtis W. Childs
CURTIS W. CHILDS
Carmen F. Childs
CARMEN F. CHILDS

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Curtis W. Childs and Carmen F. Childs**, 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 February, 2002.

Inst # 2002-05832
02/04/2002-05832
STAR: 28 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CH 12.00

L. Nichole K. Chappell
Notary Public
My commission expires: 5/17/03