

This instrument was prepared by

(Name) Avery L. Yarbrough

(Address) 2004 Shagbark Road, Birmingham, Alabama 35244

20030106000011540 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
01/06/2003 15:33:00 FILED/CERTIFIED

WARRANTY DEED-

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten dollars and other good and valuable considerations

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Avery L. Yarbrough and Wanda G. Yarbrough as Trustees of Yarbrough Living Trust

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Mark C. Yarbrough

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Unit "A", Building 4, Lot 3, of Chandalar South Townhouses, as recorded in Map Volume 7 page 166 in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Commence at the most Westerly corner of Lot 3, thence in a Southeasterly direction along the Southwest line of Lot 3, a distance of 14.90 feet; thence 90 deg. left in a Northeasterly direction a distance of 20.0 feet to the point of beginning; said point being further identified as being the point of intersection of the center line of the wood fence enclosing the fronts of Units "A", "B", "C" and "D", and the centerline of the wood fence joining the Westerly corner of Unit "A"; thence continue in a Northeasterly direction along the centerline of said fence, wall and fence, being the Northwest side of Unit "A", a distance of 68.0 feet to the most Northerly corner of the fence enclosing the backs of Units "A", "B", "C" and "D"; thence right in a Southeasterly direction along the centerline of last described fence a distance of 26.21 feet to intersection of the wood fence common to Units "A" and "B"; thence right in a Southwesterly direction along the centerline of said fence, party wall and fence a distance of 68.0 feet to the intersection of the centerline of the fence enclosing the fronts of Units "A", "B", "C" and "D"; thence right in a Northwesterly direction along the centerline of last described fence a distance of 26.07 feet to the point of beginning; being situated in Shelby County, Alabama.

This conveyance is subject to a purchase money mortgage in the amount of \$84,214.67 executed simultaneously herewith.

This conveyance is subject to existing easements and restrictions of record.

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 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, we have hereunto set our hands(s) and seal(s), this First day of May, 2002

Yarbrough Living Trust

Avery L. Yarbrough, Trustee

Wanda G. Yarbrough, Trustee

General Acknowledgment

STATE OF ALABAMA

Shelby COUNTY

I, Sheryl J. Rigdon, a Notary Public in and for said County, in said State, hereby certify that Avery L. Yarbrough & Wanda G. Yarbrough whose name (s) 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 3rd day of June, A. D., 2002

Notary Public, Alabama, State at Large
My Commission Expires January 27, 2002