

9176



(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

BRIANA KING
2022 CHANDALAR COURT
PELHAM, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED ONE THOUSAND THREE HUNDRED DOLLARS and 00/100 (\$101,300.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, ANNEMARIE T. TIMPA LYNCH AND THOMAS P. LYNCH, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto BRIANA KING, AN UNMARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 21, ACCORDING TO THE SURVEY OF CHANDALAR TOWNHOMES, FIRST ADDITION, AS RECORDED IN MAP BOOK 24 PAGE 18, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

ANNEMARIE T. TIMPA AND ANNEMARIE T. TIMPA LYNCH ARE ONE AND THE SAME PERSON. SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2002 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2003.
2. A 15 FOOT BUILDING SETBACK LINE FROM CHANDALAR COURT, AS SHOWN BY RECORDED MAP.
3. A 100 FOOT EASEMENT ON REAR RESERVED FOR ALABAMA POWER COMPANY AS SHOWN BY RECORDED MAP.
4. RESTRICTIONS, COVENANTS, CONDITIONS AS SET FORTH IN 1998-23357 AND 1998-50103, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. RIGHT OF WAY TO ALABAMA POWER COMPANY, AS SET FORTH IN DEED BOOK 264, PAGE 28.
6. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET FORTH IN MAP BOOK 24, PAGE 18, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. RIGHT(S) OF OWNERS OF PROPERTY ADJOINING PROPERTY IN AND TO THE JOINT OR COMMON RIGHTS IN BUILDING SITUATED ON SAID LOTS, SUCH RIGHTS INCLUDE BUT ARE NOT LIMITED TO ROOF, FOUNDATION, PARTY WALLS, WALKWAY AND ENTRANCE.
8. EASEMENT(S) TO ALABAMA POWER COMPANY, AS SET FORTH IN INSTRUMENT 1999-12012.

\$98,261.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, 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, 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 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, ANNEMARIE T. TIMPA LYNCH AND THOMAS P. LYNCH, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 29th day of May, 2003.


ANNEMARIE T. TIMPA LYNCH



THOMAS P. LYNCH

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ANNEMARIE T. TIMPA LYNCH AND THOMAS P. LYNCH, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 29th day of May, 2003.


Notary Public

My commission expires: 7/1/06