


Tax Notice To:
A.D. Chandler Co. Inc
3201 Rob Roy Lane
Birmingham Alabama 35243-4017
PID# 30-16-3-17-4.000-RR

WARRANTY DEED

STATE OF ALABAMA
COUNTY SHELBY


20040423000210940 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
04/23/2004 11:08:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
Ninety-Two Thousand and 00/100 (\$92,000.00) Dollars

in hand paid to the undersigned Grantor(s), the receipt whereof is acknowledged, I or we,

Gail J. Owen, an unmarried person; J. Anthony Joseph, a married person; and Doug Joseph, a married person, by an through Kathy Joseph his Attorney-in-Fact, pursuant to that certain Durable Power of Attorney dated the 24th Day of January, 1995 and recorded as Instrument Number 1995-01915

(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell and convey unto

A.D. Chandler Co., Inc.

(herein referred to as Grantee, whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 2, according to the Map and Survey of he Meadow at Tara, Section 2, as recorded in Map Book 33, Page 10, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to all easements, rights of way, covenants, restrictions and conditions or record.

Subject to Ad Valorem Taxes for the year 2004 and subsequent years, not yet due and payable.

Subject to all Mineral and Mining rights of record and all privileges incident thereto.

The property conveyed herein does not constitute the homestead of the grantors nor their spouses

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and his/her/their heirs, executors and assigns shall, warrant and defend the same to the said Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

The entire consideration of the purchase price recited above, was paid from a mortgage loan, simultaneously herewith.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 12th day of **April**, 2004.

Gail J. Owen
Gail J. Owen

J. Anthony Joseph
J. Anthony Joseph

Doug Joseph
Doug Joseph

By: Kathy Joseph
Kathy Joseph, his Attorney-in-Fact

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Gail J. Owen and J. Anthony Joseph**, 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 12th day of **April**, 2004

Glenn B. Bradley

Notary Public

My Commission Expires: _____

My Commission Expires 01-10-2006

(Seal)

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Doug Joseph**, whose name(s) is/are signed to the foregoing conveyance by **Kathy Joseph**, his Attorney-in-Fact pursuant to that certain Durable Power of Attorney, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal, this 12th day of **April**, 2004

Glenn B. Bradley

Notary Public

My Commission Expires: _____

My Commission Expires 01-10-2006

OUR FILE NO.: 04109RB

This instrument prepared by:
**W. Russell Beals, Jr., Attorney
Beals & Associates, P.C.
4898 Valleydale Road #B3
Birmingham, Alabama 35242**

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