

This Instrument was prepared by:
Smartt Land Transactions, P.C. PKS
4 Office Park Circle, Suite 212, Birmingham, AL 35223
205.871-9905

Please send tax notice to: Scott L. Chandler Jr.
201 Brynleigh Circle
Chelsea, AL 35043

WARRANTY DEED


20040506000238890 Pg 1/1 45.50
Shelby Cnty Judge of Probate, AL
05/06/2004 10:31:00 FILED/CERTIFIED

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of one hundred seventy two thousand and no/100 dollars, (\$172,000.00),

to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is acknowledged,

Theresa W. Callahan, a single woman

(herein referred to as grantor), does hereby grant, bargain, sell and convey unto

Scott L. Chandler Jr. and Deborah Wallace Chandler, husband and wife

(herein referred to as grantee) for and during their joint lives and upon the death of either of them, then to the survivor of them 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 19, according to the Survey of Brynleigh Estates, as recorded in Map Book 19, Page 139, in the Probate Office of Shelby County, Alabama.

\$137,600.00 of the consideration herein was derived from a mortgage with SouthTrust Mortgage Corporation closed simultaneously herewith.

Subject to easements and restrictions of record.

TO HAVE AND TO HOLD to said grantee, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators covenant with the said GRANTEE, his/her heirs and assigns, that I/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 GRANTEE, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set our hands and seals this the 30th day of April, 20 04.


Theresa W. Callahan

STATE OF ALABAMA)
JEFFERSON COUNTY)

General Acknowledgment

I, Philander K. Smartt, III, a Notary Public in and for said County, in said State, hereby certify that Theresa W. Callahan whose name(s) is 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of April, 20 04.

My Commission Expires: 2/11/07


Notary Public