

Send Tax Notice To:
Lisa Stites
4506 County Road 36
Chelsea, Alabama 35043
PID# 14101000002500B

**GENERAL WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of

One Hundred Ninety-Nine Thousand Nine Hundred and 00/100 (\$199,900.00) Dollars
in hand paid to the undersigned Grantor, the receipt of which is hereby acknowledged

Chancellor's Crossing LLC

an Alabama Limited Liability Company , (herein referred to as Grantor) does by these presents grant,
bargain, sell and convey unto

Lisa Stites and David Stites

(herein referred to as Grantees), 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:

See Exhibit "A" Attached Hereto for Legal Description

\$ 199900 of the above recited consideration was paid from the proceeds of a purchase money
mortgage loan recorded simultaneously herewith.

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

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

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

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 Grantees, for and during their joint lives 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; it being the intention of the parties to this conveyance, that, unless the joint
tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein, in
the event one GRANTEE herein survives the other, the entire interest in fee simple in and to the
property described hereinabove shall pass to the surviving GRANTEE, and if one does not survive not
survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in
common.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or
their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from
all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will,
and its successors 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.

IN WITNESS WHEREOF, the said Grantor by and through **Gary Thompson, Member**, who is authorized to execute this conveyance as required by the Articles of Organization and Operating Agreement, and further certifies that the same have not been modified or amended, hereto set its signature and seal this **28th day of June, 2004**.

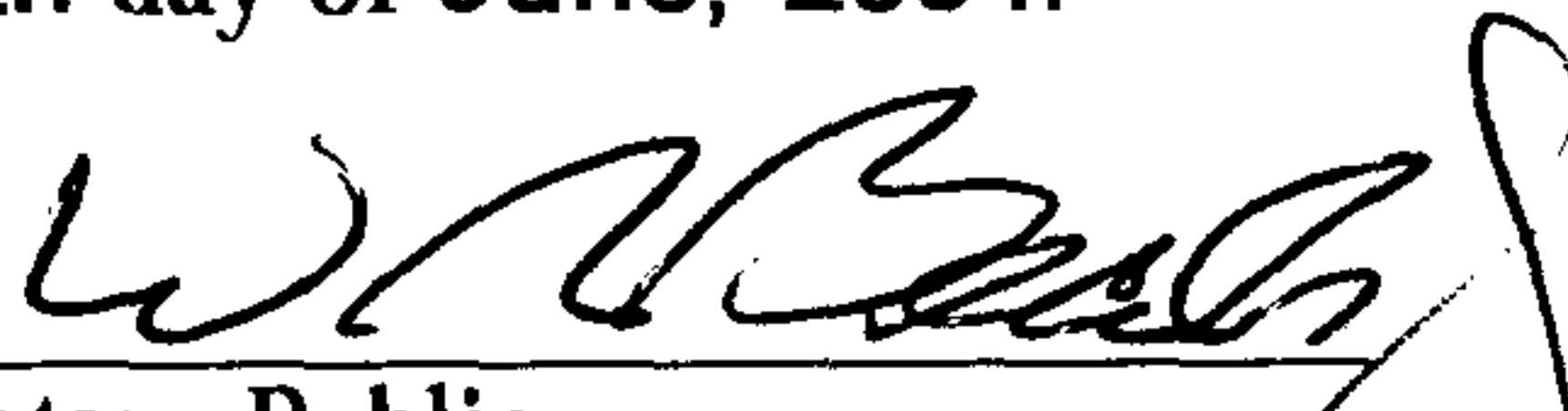
Chancellor's Crossing LLC

By: 
Gary Thompson, Member

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Gary Thompson** whose name as a **Member of Chancellor's Crossing LLC**, a Limited Liability Company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she as a member of said Limited Liability Company and with full authority executed the same voluntarily for and as the act of said Limited Liability Company on the day the same bears date.

Given under my hand and official seal, this **28th day of June, 2004**.


Notary Public
My commission expires: **09/21/06**

04158RB

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



Exhibit "A"

A tract of land situated in the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of said $\frac{1}{4}$ $\frac{1}{4}$ Section and run North $87^{\circ}20'21''$ West along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section for 671.01 feet to a point on the Easterly right of way line of Shelby County Road No. 36; thence run North $21^{\circ}16'02''$ West along said right of way line for 220.08 feet to the point of beginning of the tract of land herein described; thence continue along the last described course and along said road right of way for 251.05 feet; thence run North $42^{\circ}13'18''$ East for 69.16 feet; thence run South $50^{\circ}17'53''$ East for 256.52 feet; thence run South $39^{\circ}42'07''$ West for 142.21 feet to the point of beginning of a curve to the right, having a radius of 150.00 feet and a central angle of $12^{\circ}24'21''$; thence run along said curve a chord bearing of South $45^{\circ}54'18''$ West for 32.48 feet to the end of said curve and the point of beginning of a curve to the right, having a radius of 25.00 feet and a central angle of $106^{\circ}37'29''$; thence run along said curve a chord bearing of North $74^{\circ}34'47''$ West for 46.52 feet to the point of beginning.