


1906 Chandler Ct
Pelham, AL 35124

HEREWITH A PURCHASE MONEY MORTGAGE OF 72,000

WARRANTY DEED

STATE OF ALABAMA

CHILTON COUNTY


20040824000473780 Pg 1/2 34.00
Shelby Cnty Judge of Probate, AL
08/24/2004 11:12:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS THAT IN CONSIDERATION of **NINETY ONE thousand and 00/100 DOLLARS**, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Jonathan Garner and Mari Anne Garner , a married couple** , (herein referred to as grantors, whether one or more), grant, bargain, sell and convey unto **Jackie E. Kizziah, Jeffrey Kizziah and Alysha Kizziah** , (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama:

See Exhibit 'A' Attached hereto

This is not the homestead of Jackie E. Kizziah

TO HAVE AND TO HOLD to the said grantees, his, her or their heirs and assigns, as joint tenants with rights of survivorship.

And, I(we) do for myself(ourselves) and for my(our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we) have a good right to sell and convey the same as aforesaid; that they are free from all encumbrances, unless otherwise stated above; that I(we) will, and my(our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s) this 4 day of August, 2004.


Jonathan Garner

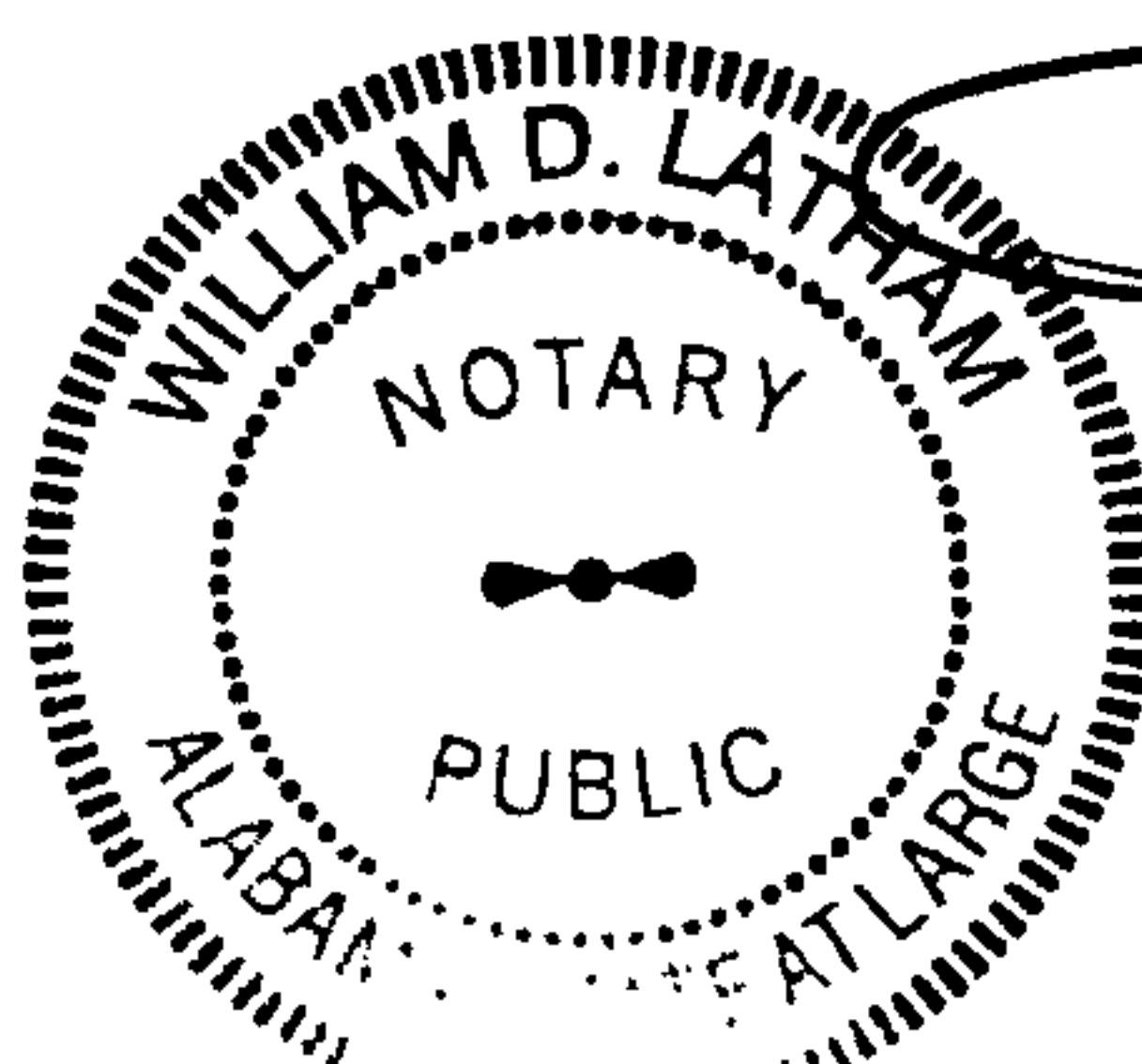

Mari Anne Garner

STATE OF ALABAMA

CHILTON COUNTY

I, the undersigned, hereby certify that, **Jonathan Garner and Mari Anne Garner a married couple** , whose name 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 4 day of August , 2004.




NOTARY PUBLIC

6/26/04

EXHIBIT "A"

UNIT "A", BUILDING 6, PHASE II OF CHANDALAR SOUTH TOWNHOUSES, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE IN A NORTHERLY DIRECTION, ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION, A DISTANCE OF 980.76 FEET; THENCE 90 DEGREES LEFT, IN A WESTERLY DIRECTION, A DISTANCE OF 429.03 FEET; THENCE 32 DEGREES 43 MINUTES 15 SECONDS LEFT, IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 144.03 FEET; THENCE 90 DEGREES LEFT IN SOUTHEASTERLY DIRECTION A DISTANCE OF 90.1 FEET; THENCE 90 DEGREES LEFT IN A NORTHEASTERLY DIRECTION A DISTANCE OF 41.1 FEET TO THE SOUTHWEST CORNER OF SAID UNIT "A" AND THE POINT OF BEGINNING; THENCE 78 DEGREES 17 MINUTES 45 SECONDS LEFT, IN A NORTHWESTERLY DIRECTION ALONG THE OUTSIDE FACE OF THE SOUTHWEST WALL AND WOOD FENCE OF SAID UNIT "A", A DISTANCE OF 52.6 FEET TO THE CORNER OF SAID WOOD FENCE; THENCE 90 DEGREES RIGHT IN A NORTHEASTERLY DIRECTION ALONG THE OUTSIDE FACE OF A WOOD FENCE THAT EXTENDS ACROSS THE BACK OF UNITS "A", "B", "C" AND "D", A DISTANCE OF 19.9 FEET TO THE SOUTHWEST CORNER OF A STORAGE BUILDING; THENCE 90 DEGREES LEFT IN A NORTHWESTERLY DIRECTION ALONG THE SOUTHWEST OUTSIDE WALL OF SAID STORAGE BUILDING A DISTANCE OF 4.1 FEET; THENCE 90 DEGREES RIGHT IN A NORTHEASTERLY DIRECTION ALONG THE NORTHWEST OUTSIDE WALL OF SAID STORAGE BUILDING A DISTANCE OF 6.0 FEET; THENCE 90 DEGREES RIGHT IN A SOUTHEASTERLY DIRECTION ALONG THE CENTERLINE OF THE STORAGE BUILDING, WOOD FENCE, PARTY WALL AND ANOTHER WOOD FENCE, ALL COMMON TO UNITS "A" AND "B" A DISTANCE OF 71.8 FEET TO A POINT ON THE OUTSIDE FACE OF A WOOD FENCE THAT EXTENDS ACROSS THE FRONTS OF UNITS "A", "B", "C" AND "D"; THENCE 90 DEGREES RIGHT IN A SOUTHWESTERLY DIRECTION ALONG THE OUTSIDE FACE OF SAID WOOD FENCE ACROSS THE FRONT OF UNIT "A" A DISTANCE OF 25.9 FEET TO THE CORNER OF SAID WOOD FENCE; THENCE 90 DEGREES RIGHT IN A NORTHWESTERLY DIRECTION ALONG THE OUTSIDE OF A WOOD FENCE ON THE SOUTHWEST SIDE OF UNIT "A" A DISTANCE OF 15.1 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, COVENANTS AND BUILDING SET-BACK LINES OF RECORD.

ADDRESS: 1906 CHANDLAR COURT; PELHAM, AL 35124 TAX MAP
OR PARCEL ID NO.: 13-1-01-4-401-001.001

PROPERTY IS LOCATED IN SHELBY COUNTY