

11474

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

DIANNE SMITHERMAN

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

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of NINETY THOUSAND DOLLARS and 00/100 (\$90,000.00) to the undersigned grantor, CHANCELLOR'S CROSSING, LLC a corporation, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto DIANNE SMITHERMAN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 15 ACCORDING TO THE SURVEY OF CHANCELLORS CROSSINGS AS RECORDED IN MAP BOOK 28, PAGE 75 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

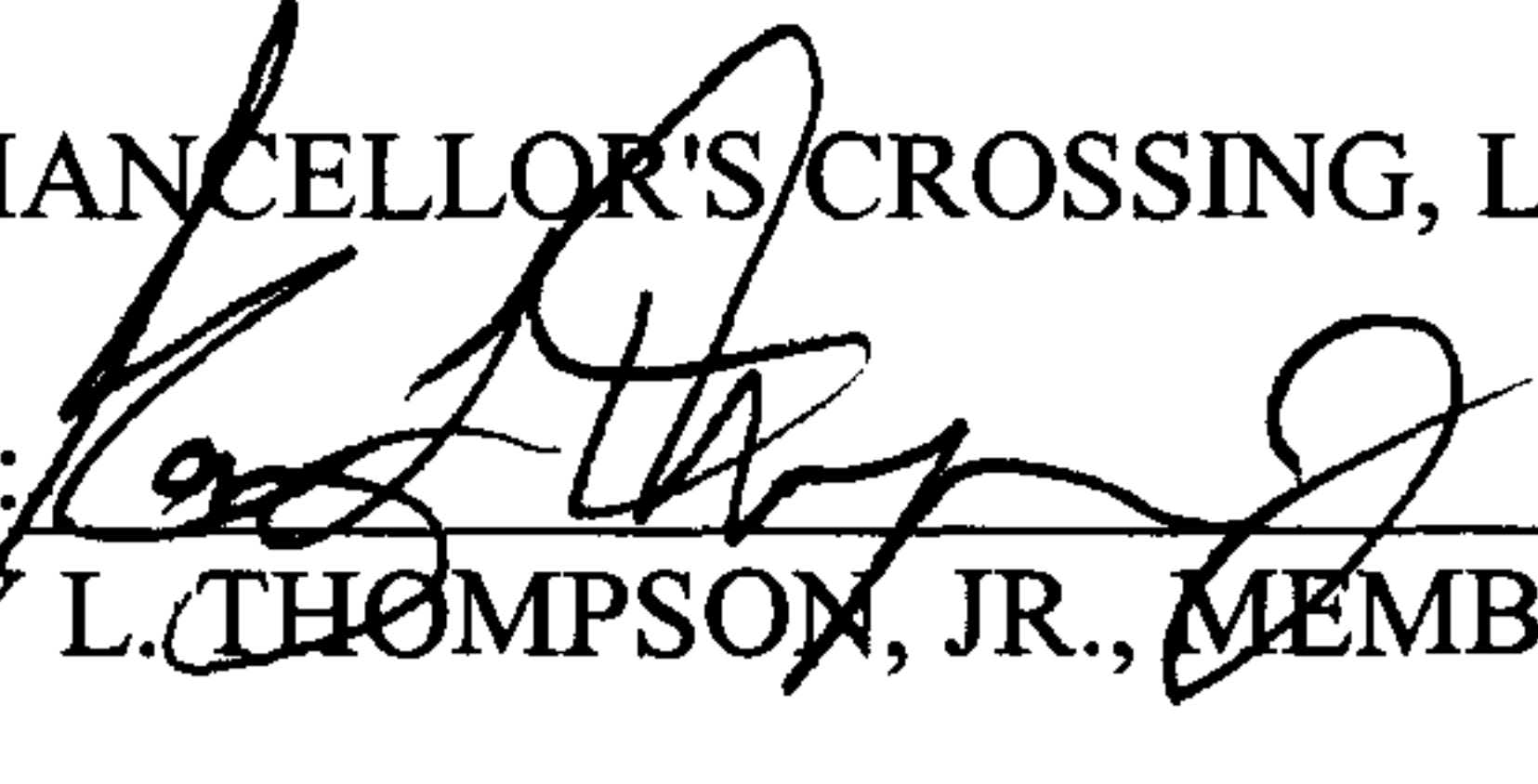
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2003 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2004.
2. BUILDING LINES AND EASEMENTS AS SHOWN BY RECORDED MAP.
3. BUILDING AND SETBACK LINES OF 10 FEET AND 35 FEET AS RECORDED IN MAP BOOK 28, PAGE 75 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. DECLARATION FO PROTECTIVE COVENANTS FOR CHANCELLORS CROSSING PHASE 1 AS RECORDED IN INSTRUMENT NO. 2002-05207.
5. TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 112, PAGE 117 AND 191, DEED BOOK 111, PAGE 415, DEED BOOK 107, PAGE 266 AND DEED BOOK 105, PAGE 262 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. RESERVATIONS LIMITATIONS AND CONDITIONS SET OUT IN EASEMENTS FOR INGRESS AND EGRESS FROM BARBARA HAMBY STONE AND MARY E. HAMBY RECORDED IN INSTRUMENT 2000-18507 AND INSTRUMENT 2000-18508 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. AGREEMENT BY JAN HAMBY PIPER AS SET OUT IN REAL 187, PAGE 272 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. FLOOD RIGHTS ACQUIRED YB ALABAMA POWER COMPANY AS SET OUT IN DEED BOOK 263, PAGE 208 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

9. TERMS CONDITIONS AND LIMITATIONS AS SET OUT IN THE COVENANT SETTLEMENT WITH LENNIS W. CAUDILL IN RE: CASE CV 91-879 NS AND SET OUT BY INSTRUMENT 1992-15943 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
10. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT 200310010000661080 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, 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, unless otherwise noted above; 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, CHANCELLOR'S CROSSING, LLC, by its MEMBER, GARY L. THOMPSON, JR. who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 22nd day of September, 2004.

CHANCELLOR'S CROSSING, LLC
By: 
GARY L. THOMPSON, JR., MEMBER

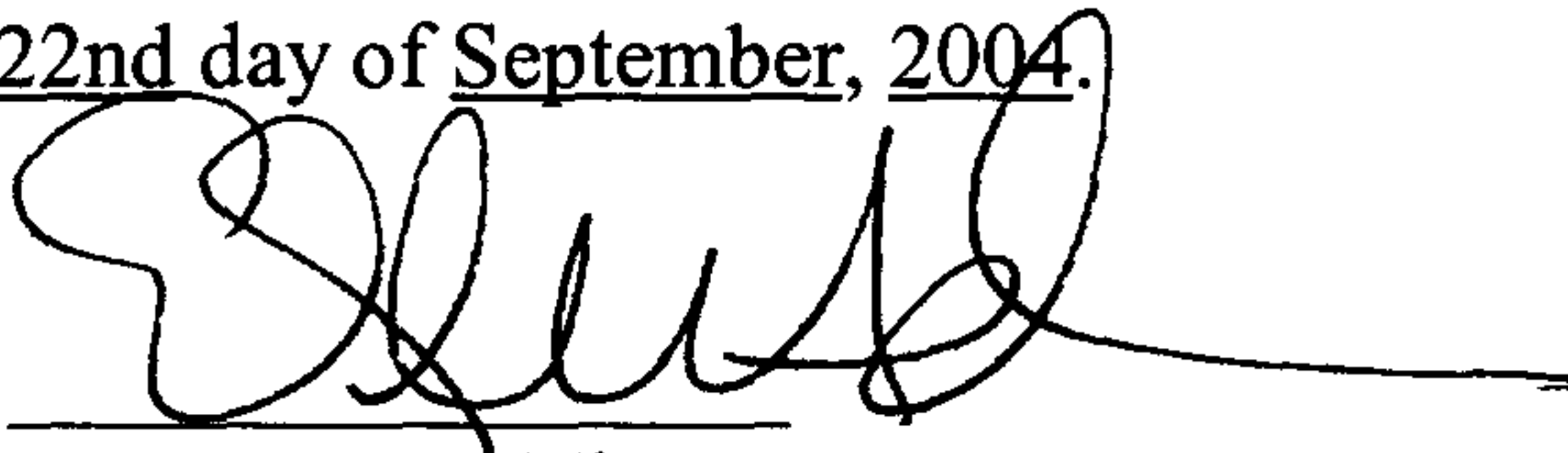
STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that GARY L. THOMPSON, JR., whose name as MEMBER of CHANCELLOR'S CROSSING, LLC, a corporation, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 22nd day of September, 2004.



Notary Public

My commission expires: 10.2.05

re: R04-11474
DIANNE SMITHERMAN

20041004000544770 Pg 3/3 107.00
Shelby Cnty Judge of Probate, AL
10/04/2004 08:25:00 FILED/CERTIFIED

EXHIBIT "A"

**LOT 15 ACCORDING TO THE SURVEY OF CHANCELLORS CROSSINGS AS
RECORDED IN MAP BOOK 28, PAGE 75 IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.**