

Send Tax Notice To:
Marcus D. Skipwith
1578 Tara Drive
Cloumbiana, AL 35051
PID# 155150000003002

CORPORATE FORM WARRANTY DEED

**STATE OF ALABAMA
Shelby COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of

Five Hundred Two Thousand and 00/100 (\$502,000.00) Dollars

in hand paid to

A.D. Chandler Co., Inc.

**an Alabama Corporation, (herein referred to as "Grantor"), the receipt of which is hereby acknowledged, said Grantor does by these presents grant, bargain, sell and convey unto
Marcus D. Skipwith**

(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 The 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.

\$ 401600 of the above recited consideration was paid from the proceeds of a purchase money mortgage loan recorded simultaneously herewith.

\$ 100400 of the above recited consideration was paid from the proceeds of a 2nd 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 2005 and subsequent years not yet due and payable.

Subject to Mineral and Mining rights recorded in Real 95 & 329, Page 130 & 108 respectively, 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 Grantee, his, her or their heirs and assigns forever.

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 its President, who is authorized to execute this conveyance, hereto set its signature and seal this 31st day of December, 2004.

Attest: A.D. Chandler Co., Inc.

Secretary

By: A.D. Chandler
A.D. Chandler, President

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that A.D. Chandler and _____ whose names as President and Secretary of A.D. Chandler Co., Inc., an Alabama Corporation, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they as such officers and with full authority executed the same voluntarily for and as the act of said Corporation on the day the same bears date.

Given under my hand and official seal, this 31st day of December, 2004.

W. Russell Beals, Jr.
Notary Public
My commission expires: 09/21/06

04274RB

This instrument prepared by:
W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
4898 Valleydale Road, #B-3
Birmingham, AL 35242

20050107000009070 Pg 2/2 15.00
Shelby Cnty Judge of Probate, AL
01/07/2005 09:59:00 FILED/CERTIFIED