Prepared By:
R. Garry Clem
Attorney at Law
205 S. Jefferson Street
Athens, Alabama 35611

Send Tax Notice To: Kimberly A Carlin 1992 Chandalar CT Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA) COUNTY OF Shelby)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ten (\$10.00) dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Richard Ropog and Bonnie Ropog, (also known as Bonnie Michelle Miller) a married couple, (hereinafter referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL, AND CONVEY unto Kimberly A Carlin, single woman, (hereinafter referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama, to-wit:

20050621000309680 1/2 \$16.50 Shelby Cnty Judge of Probate, AL 06/21/2005 03:15:24PM FILED/CERT

A parcel of land occupied by Unit "C", Building 10, Phase 2 of Chandalar South Townhomes, as recorded in Map Book 7, Page 166 in the Probate Office of Shelby County, Alabama, located in the SW ¼ of the SE ¼ of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said 1/4-1/4 Section; thence in a Northerly direction along the East line of said 1/4-1/4 Section a distance of 840.76 feet; thence 90 degrees left in a Westerly direction a direction of 110.00 feet to a point on the East right of way of Chandalar Court; thence 90 degrees right in an Northerly direction along said right of way a distance of 41.1 feet; thence 90 degrees right in an Easterly direction a distance of 33.4 feet to the point of beginning, said point being further identified as the SW corner of said Unit "C" thence 00 degrees 59 minutes 27 seconds left in an Easterly direction along the Centerline of party wall and wood fence common to Units "C" and "D" a distance of 52.5 feet; thence; thence 90 degrees left in a Northerly direction along the East side of a wood fence common to Units "A", "B", "C", and "D" a distance of 10.7 feet to the Southwest edge of storage building; thence 90 degrees right in an Easterly direction along the South side of said storage building a distance of 4.2 feet, thence 90 degrees left in a Northerly direction along the East side of said storage building a distance of 6.4 feet; thence 90 degrees left in a Westerly direction along the North side of said storage building a distance of 4.2 feet to a point on the wood fence common to Units "A", "B", "C" and "D"; thence 90 degrees right in a Northerly direction along the East side of said wood fence a distance of 2.1 feet to the centerline of a wood fence common to Units "B" and "C"; thence 90 degrees left in a Westerly direction along the centerline of the wood fence and party wall common to Units "B" and "C" and another wood fence common to Units "B" and "C", a distance of 68.0 feet to a point on the outer face of a wood fence extending across the fronts of Units "A", "B", "C", and "D"; thence 90 degrees left in a Southerly direction along the outer face of said wood fence across the front of Unit "C" a distance of 19.2 feet to the centerline of a wood fence common to Units "C" and "D"; thence 90 degrees left in an Easterly direction along the centerline of said wood fence a distance of 15.5 feet to the point of beginning; being situated in Shelby County, Alabama

> Shelby County, AL 06/21/2005 State of Alabama

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Deed Tax:\$1.50

Subject to all recorded covenants, conditions, restrictions, easements and right of ways.

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Grantor certifies that the above described real estate property does not describe any part of his homestead.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that she is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this

paronala topog

Bonnie Ropog

General Acknowledgment

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, Corry (Notary Public in and for said County, in said State, hereby certify that Richard Ropog and Bonnie Ropog, whose name is signed to the foregoing instrument acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily.

Given under my hand and official seal this 36 day of

Notary Public

My Commission Expires: 5/19/06

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