


This Instrument Was Prepared By:
John or Jim Holliman
2491 Pelham Pkwy
Pelham, Al 35124


20050826000441960 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
08/26/2005 01:52:41PM FILED/CERT

\$104,000.00

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Dana B. Wanninger, a single person, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Brandy Walker, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

See attached Exhibit A for legal description which is hereby incorporated by reference as though fully set out herein.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

\$83,200.00 & \$20,800.00 was paid from mortgages recorded herewith.

Grantee's address: P.O. Box 780
PELHAM, Alabama 35124

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTOR does for herself, her successors and assigns covenants with the said GRANTEE, her heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof;

that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and her heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I has hereunto set my hand and seal on this the 17th day of August, 2005.

Dana B Wanninger
Dana B. Wanninger

STATE OF ALABAMA

COUNTY OF SHELBY


I, the undersigned, a notary public in and for said county in said state, hereby certify that Dana B. Wanninger, a single person, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of August, 2005.

[Signature]
Notary Public

My Commission Expires:
8-29-06

Exhibit A


20050826000441960 3/3 \$18.00
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Unit "C", Building 6, Phase II of Chandalar South Townhouses, as recorded in Map Book 7, Page 166, located in the Southwest 1/4 of the Southeast 1/4 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 980.76 feet; thence 90 degrees left in a Westerly direction, a distance of 429.03 feet; thence 122 degrees 43 minutes 15 seconds left, in a Southeasterly direction a distance of 124.55 feet; thence 90 degrees right in a Southwesterly direction a distance of 14.87 feet to a point on the Southeast outer corner of a wood fence that extends across the fronts of Units "A", "B", "C" and "D" of said Building 6; thence 11 degrees 42 minutes 15 seconds right in a Southwesterly direction along the outer face of said wood fence, a distance of 23.5 feet to the point of beginning; thence continue along last described course, along the outer face of said wood fence extending across the front of said Unit "C", a distance of 19.0 feet; thence 90 degrees right, in a Northwesterly direction along the centerline of a wood fence, party wall, and another wood fence, all common to Units "B" and "C", and the Southwest outer face of a storage building, a distance of 71.8 feet to the Northwest corner of said storage building; thence 90 degrees right in a Northeasterly direction along the Northwest outer face, 6.0 feet to the Northeast corner of said storage building; thence 90 degrees right, in a Southeasterly direction along the Northeast outer face of said storage building a distance of 4.1 feet to a point on the outer face of a wood fence that extends across the backs of Units "A", "B", "C" and "D"; thence 90 degrees left, in a Northeasterly direction along the Northwest outer face of said wood fence, extending across the back of Unit "C", a distance of 13.0 feet to the centerline of a wood fence common to Units "C" and "D"; thence 90 degrees right in a Southeasterly direction along the centerline of said wood fence, also the centerline of a party wall and another wood fence, all common to Units "C" and "D", a distance of 67.7 feet to the point of beginning.

Situated in Shelby County, Alabama.