

TITLE NOT EXAMINED

WARRANTY DEED

20050922000492160 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
09/22/2005 10:14:08AM FILED/CERT

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Mary J. Kolbeck
3342 Highway 39
Chelsea, AL 35043

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

\$5000.00

That in consideration of ONE HUNDRED AND NO/100 DOLLARS (\$ 100.00), AND OTHER GOOD AND VALUABLE CONSIDERATIONS,, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **MARY J. KOLBECK, an unmarried woman, and JERRY B. CHANDLER and wife ANNETTE M. CHANDLER** (herein referred to as Grantors) do grant, bargain, sell and convey unto **MARY J. KOLBECK** (herein referred to as Grantees), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

Subject to existing easements, restrictions, set back lines, right of ways, limitations, if any, of record.

TITLE NOT EXAMINED BY PREPARER. This deed is being prepared at the direction of the Grantor.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are 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 Grantees, their heirs, and assigned forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this day of September, 2005.

Mary J. Kolbeck

Mary J. Kolbeck

Jerry B. Chandler

Jerry B. Chandler

Annette M. Chandler

Annette M. Chandler

STATE OF ALABAMA)
COUNTY OF

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, **Mary J. Kolbeck, an unmarried woman, and Jerry B. Chandler and wife Annette M. Chandler**, whose names 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the day of September, 2005.

Cathy Ingram

Notary Public

My Commission Expires:

CATHY INGRAM
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
July 25, 2009



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EXHIBIT " A "

A parcel of land lying in the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 4 , Township 20 South , Range 1 West , Shelby County , Alabama being more particularly described as follows ;

Commence at the Northwest corner of the above stated $\frac{1}{4}$ - $\frac{1}{4}$; Thence run East along the North line of the above stated $\frac{1}{4}$ - $\frac{1}{4}$ for a distance of 980.0 feet to an Iron pin found ; Thence turn an angle right of $90^{\circ} 29' 30''$ and run South for a distance of 492.14 feet to an Iron pin set , said point beining the POINT OF BEGINNING of the following described parcel ; Thence continue South and along the last described course for a distance of 874.91 feet to an Iron pin found , said point lying on the Northern right of way of Shelby County Hwy # 39 haing a 80.00 feet right of way ; Thence turn an angle left of $123^{\circ} 37' 00''$ and run Northeasterly and along said right of way for a distance of 428.88 feet to an Iron pin found ; Thence turn an angle left of $56^{\circ} 32' 20''$ and leaving said right of way run Norh for a distance of 687.81 feet to an Iron pin set ; Thence turn an angle left of $97^{\circ} 54' 33''$ and run Westerly for a distance of 358.84 feet to the POINT OF BEGINNING , Said parcel containing 6.39 acres more or less .

Less and except a 20.00 feet easement for Ingress and Egress along the West line of the above described parcel .

Shelby County, AL 09/22/2005
State of Alabama

Deed Tax: \$5.00