



20051102000568850 1/4 \$21.00
Shelby Cnty Judge of Probate, AL
11/02/2005 08:11:37AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

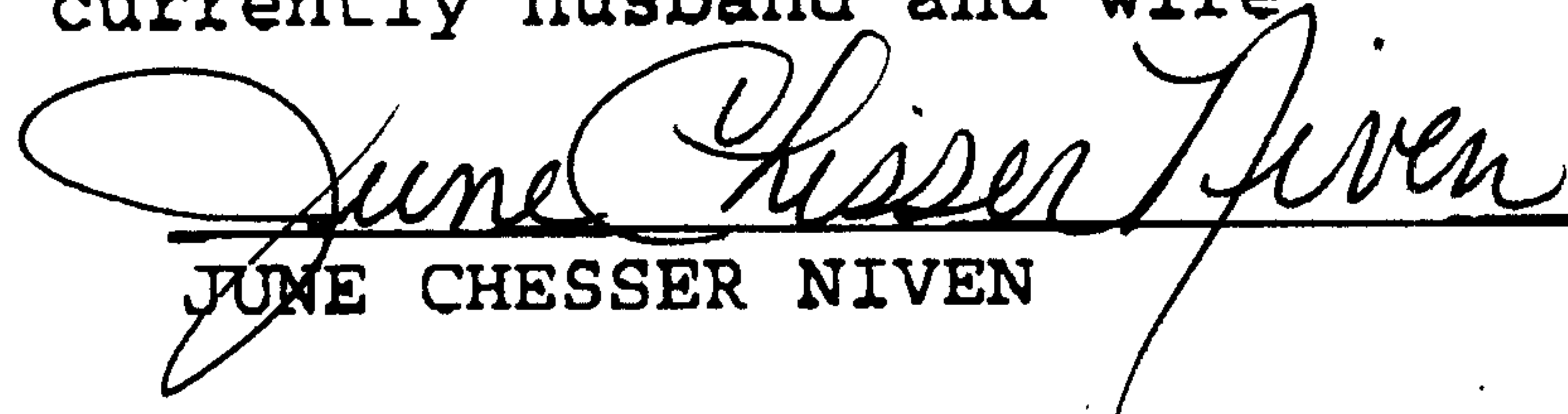
AFFIDAVIT

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, June Chesser Niven, who being sworn by me deposes and states on oath as follows:


My name is JUNE CHESSER NIVEN. I am over the age of 21 years and of sound mind. I am the daughter of F. P. Chesser, Jr. and Ester Lee Chesser, who were the grantors in that certain Deed dated December 1, 1999 and recorded in Instrument Number 1999-52111 in the Probate Office of Shelby County, Alabama. I am informed that the deed was defective in that the marital status of the grantors, F. P. Chesser, Jr. and Ester Lee Chesser, was omitted, a copy of said deed being attached hereto as Exhibit "A".

Said F. P. Chesser, Jr. and Ester Lee Chesser were also grantors in that certain Deed dated August 29, 1995 and recorded in Instrument 1995-25025 in the Probate Office of Shelby County, Alabama. I am informed that deed also was defective in that the marital status of the grantors were omitted, a copy of said deed being attached hereto as Exhibit "B".

I know of my own personal knowledge that F. P. Chesser, Jr. and Ester Lee Chesser were husband and wife at the time of the execution of both deeds and are currently husband and wife.


JUNE CHESSER NIVEN

Sworn to and subscribed before me this the 31 day of October, 2005.


NOTARY PUBLIC

MY COMMISSION EXPIRES 1-10-09

EXHIBIT "A"
RENTAL TAX NOTICE

(Name) Danny Chesser
(Address) P.O. Box 78
Chesler AZ - 35547

20051102000568850 2/4 \$21.00
Shelby Cnty Judge of Probate, AL
11/02/2005 08:11:37AM FILED/CERT

This instrument was prepared by

Larry Carter

DATE OF ALABAMA Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS
03-14 PM CERTIFIED

That in consideration of One Dollar and other consideration DOLLARS

to the undersigned grantor or grantors to hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we

F. P. Chesser Jr. and Ester Lee Chesser

hereby referred to as grantors do grant, bargain, sell and convey unto

Daniel P. Chesser and Lisa K. Chesser

Shelby County, Alabama to-wit:

Commence at the Northeast corner of Section 27, Township 19 South, Range 1 West, and run South along the East Boundary Line of said section for a distance of 2688.0 feet, thence turn an angle of 90 degrees 00 minutes to the right for a distance of 1985.0 feet to the East property line of Samuel Earl Niven and June C. Niven and the Point of Beginning, thence turn an angle of 72 degrees 20 minutes 51 seconds to the left and run along said line for 303 feet more or less to the Northern right of way line of U.S. Highway 280; thence run Southeasterly along said highway right of way line for 277 feet more or less to the west property line of the Bill Knowles property; thence turn an angle of 90 degrees to the left for a distance of 200.24 feet to a point on a curve to the right, concave southerly with a radius of 222.32 feet and a central angle of 55 degrees 00 minutes, thence right to the chord of 63 degrees 30 minutes 45 seconds northeasterly and along the arc of said curve 213.41 feet; thence north for a distance of 285 feet; thence west for a distance of 364.3 feet to a point that intersects the extension of the east boundary line of the said Niven property; thence run southwesterly along said line for 201 feet more or less to the point of beginning. Containing 4 acres more or less.

TO HAVE AND TO HOLD unto the said GRANTEE 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 grantors herein) in the event one grantor hereinafter survives the other, the entire interest in fee simple shall pass to the surviving grantor, and if one does not survive the other, then the heirs and assigns of the grantors herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, their heirs and assigns, that I (we) are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators 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, WE have hereunto set our hands and seals, this

day of December, 1999

WITNESS:

F. P. Chesser Jr.
Ester Lee Chesser

STATE OF ALABAMA
Shelby COUNTY }

I, James J. McShane, a Notary Public in and for said County, in said State, hereby certify that F. P. Chesser Jr. and Ester Lee Chesser are known to me, personally, and signed 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 28th day of December, 1999.

EXHIBIT "B"

20051102000568850 3/4 \$21.00
Shelby Cnty Judge of Probate, AL
11/02/2005 08:11:37AM FILED/CERT

This instrument was prepared by: Scott J. Humphrey
(Name) Corley, Monsun & Ward, P.C.
(Address) 2100 Southridge Pkwy., Ste. 650
Birmingham, Alabama 35209

Send Tax Notice To: Bill F. Knowles, Sr.
NAME
260 Griffin Road
ADDRESS
Chelsea, AL 35043

WARRANTY DEED (Without Survivability)

STATE OF ALABAMA }
Shelby County } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED TWENTY SIX THOUSAND AND NO/100-----DOLLARS (\$226,000.00)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, E. P. Chesser, Jr. and Ester Lee Chesser

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Bill F. Knowles, Sr.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama.
to-wit:

See Exhibit "A" attached hereto and made a part hereof as if
set forth herein verbatim.

Subject to existing easements, restrictions, set back lines, right of
ways, limitations, if any, of record and Ad Valorem taxes for the
year 1995, which said taxes are not due and payable until October 1,
1995.

Inst # 1995-25025

09/08/1995-25025
03:45 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE SIA 36.50

\$ 180,800.00 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.
TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES,
their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our)
heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against
the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal (s), this 29th
day of AUGUST, 19 95.

(Seal)

(Seal)

(Seal)

E. P. Chesser, Jr. (Seal)
Ester Lee Chesser (Seal)
Ester Lee Chesser (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, SCOTT P. HUMPHREY, a Notary Public in and for the said County, in said State, hereby certify that
E. P. Chesser, Jr. and Ester Lee Chesser
whose name(s) 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 hands and official seal this 29th day of AUGUST, A.D. 19 95

SCOTT P. HUMPHREY

Notary Public

MY COMMISSION EXPIRES JANUARY 21, 1999



20051102000568850 4/4 \$21.00
Shelby Cnty Judge of Probate, AL
11/02/2005 08:11:37AM FILED/CERT

EXHIBIT "A"

A parcel of land located in the NW 1/4 of the SE 1/4 of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:
Commence at the Northeast corner of the NW 1/4 of the SE 1/4 of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama, being the point of beginning; thence run Southerly along the 1/4 line 259.13 feet to the Northwesterly right of way of U.S. Highway No. 280; then right 66 deg. 22 min. 18 sec. Southwesterly along said right of way 311.81 feet; thence right 34 deg. 43 min. 40 sec. Northwesterly along said right of way 195.02 feet; thence right 90 deg. 00 min. Northeasterly 200.26 feet to a point on a curve to the right, concave Southerly with a radius of 222.32 feet and a central angle of 55 deg. 00 min.; thence right to the chord of 63 deg. 30 min. 43 sec. Northeasterly and along the arc of said curve 213.41 feet; thence continue Southeasterly tangent to said curve a distance of 50.00 feet to the P.C. of a curve to the left, concave Northwesterly, with a radius of 87.96 feet and a central angle of 65 deg. 11 min. 17 sec.; thence run Easterly and Northeasterly along the arc of said curve a distance of 99.51 feet; thence continue Northeasterly tangent to said curve a distance of 89.12 feet to the North line of said 1/4 1/4; thence right 50 deg. 56 min. 37 sec. Easterly along said North line 49.88 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1995-25025.

09/08/1995-25025
03:45 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 94 56.73