20051214000647200 1/2 $15.00
Shelby Cnty Judge of Probate,AL
12/14/2005 02:46:41PM FILED/CERT

This instrument was prepared by
Mitchell A. Spears
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Send Tax Notice to: Leslie H. Green and
(Name) and Susan Green
(Address) 4969 Hwy. 119
Montevallo, AL 35115

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE MILLION, ONE HUNDRED THOUSAND and 00/100, ($1,100,000.00)---------- DOLLARS** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

CHARLIE F. CHANCELLOR and wife, WANDA J. CHANCELLOR

(herein referred to as grantors) do grant, bargain, sell and convey unto

LESLIE H. GREEN and wife, SUSAN GREEN

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in **SHELBY** County, Alabama to-wit:

A parcel of land located in the SE ¼ of SE ¼ of Section 36, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the SW corner of the SE ¼ of SE ¼ of Section 36, Township 21 South, Range 3 West; thence northerly along the West line of said ¼ - ¼ section 393.5 feet to the NW corner of the EANES property and the point of beginning of tract of land herein described; thence continue along the last mentioned course 487.5 feet to the SW corner of the BUCKER property; thence 94 degrees 12 minutes right easterly 420 feet; thence 94 degrees 12 minutes left northerly 210 feet; thence 94 degrees 12 minutes right easterly 913.62 feet to the East line of said ¼ - ¼ section; thence 85 degrees 56 minutes right southerly along said section line 1091 feet to the SE corner of said section; thence 94 degrees 04 minutes right westerly along the South line of said section 903.09 feet; thence 85 degrees 48 minutes right northerly 403.5 feet; thence 86 degrees 58 minutes left westerly 427.9 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

- **Taxes for 2006 and subsequent years. 2006 ad valorem taxes are a lien but not due and payable until October 1, 2006.**
- **Any loss, claim, damage, or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.**
- **Permit to Alabama Power Company as recorded in Deed Book 130, Page 77 and Deed Book 142, Page 421.**
- **Easement to Alabama Power Company as recorded in Inst. No. 1999-12683.**
- **Right of way to Shelby County as recorded in Deed Book 244, Page 482.**
- **Right of way to Shelby County as described in Inst. No. 200301300005985.**

THE FULL PURCHASE PRICE OF THE REAL PROPERTY HEREINABOVE DESCRIBED IS SECURED BY MORTGAGE EXECUTED BY GRANTEES ON EVEN DATE HEREWITH.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I(we) have hereunto set my(our) hand(s) and seal(s), this 12th day of December, 2005.

Charlie F. Chancellor
CHARLIE F. CHANCELLOR

Wanda J. Chancellor
WANDA J. CHANCELLOR

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Charlie F. Chancellor and wife, Wanda J. Chancellor**, 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 12th day of Dec., 2005.

Notary Public
My commission expires: 8/13/09

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