13704

20051221000658950 1/2 $104.00
Shelby Cnty Judge of Probate,AL
12/21/2005 04:09:23PM FILED/CERT

Shelby County, AL 12/21/2005
State of Alabama

Deed Tax:$90.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

PADEN & PADEN
5 Riverchase Ridge
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

MILTON PATE

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of NINETY THOUSAND DOLLARS and 00/100 ($90,000.00) to the undersigned grantor,CHANCELLOR'S CROSSING, LLC an Alabama Limited Liability company, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto MILTON PATE, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOTS 1, 8 AND 10 ACCORDING TO THE SURVEY OF SYDNEY PLACE AS RECORDED IN MAP BOOK 33, PAGE 74 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2005, A LIEN, BUT NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2005.

2. 25 FOOT BUILDING LINE FROM SYDNEY LANE AS SHOWN ON RECORDED MAP.

3. SUBJECT TO FLOOD ZONE A ALONG REAR OF PROPERTY AS SHOWN ON RECORDED MAP.

4. 7.5 FOOT EASEMENT ON SOUTH SIDE OF SUBJECT PROPERTY AS SHOWN ON RECORDED MAP.

5. PERMITS TO ALABAMA POWER COMPANY IN DEED BOOK 127 AT PAGE 433, DEED BOOK 142 AT PAGE 424, DEED BOOK 165 AT PAGE 115 AND DEED BOOK 234 AT PAGE 886.

6. RIGHT OF WAY TO SHELBY COUNTY AS RECORDED IN DEED BOOK 180 AT PAGE 534, DEED BOOK 180 AT PAGE 536 AND DEED BOOK 229 AT PAGE 495, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

7. SUBJECT TO COVENANTS, CONDITION AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT NO. 20050318000123170, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

$.00 of the consideration herein derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

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And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, CHANCELLOR'S CROSSING, LLC, by its MEMBER, GARY L. THOMPSON who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 16th day of December, 2005.

CHANCELLOR'S CROSSING, LLC

By: Gary L Thompson
GARY L. THOMPSON, MEMBER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that GARY L. THOMPSON, whose name as MEMBER of CHANCELLOR'S CROSSING, LLC, an Alabama Limited Liability Company, 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, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this the 16th day of December, 2005.

Notary Public

My commission expires: 7/11/06

ROBERT S. PADEN NOTARY PUBLIC ALABAMA STATE AT LARGE