20060317000126990 1/2 $15.00
Shelby Cnty Judge of Probate,AL
03/17/2006 03:46:12PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

CHARLIE F CHANCELLOR
DBA C&W CONSTRUCTION
632 HIGHWAY 107
MONTEVALLO, ALABAMA 35115

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWENTY-FOUR THOUSAND TWO HUNDRED DOLLARS and 00/100 ($24,200.00) to the undersigned grantor, HOLSOMBECK BUILDERS, INC. a corporation, 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 CHARLIE F CHANCELLOR DBA C&W CONSTRUCTION, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 1010, according to the Survey of the Final Plat Waterford Highlands, Sector 4, Phase 2, as recorded in Map Book 36, Page 15A and 15B, in the Probate Office of Shelby County, Alabama.

The above recited consideration was paid by mortgage loan closed simultaneously herewith

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2005 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2006.

2. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.

3. 8' UTILITY AND DRAINAGE EASEMENT ALONG THE SW, SE & NE SIDES OF SAID LOT AS SHOWN ON RECORDED MAP BOOK 36, PAGE 15A AND 15B.

4. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INST. 20051115000597140 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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

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

20060317000126990 2/2 $15.00
Shelby Cnty Judge of Probate,AL
03/17/2006 03:46:12PM FILED/CERT

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, HOLSOMBECK BUILDERS, INC., by its PRESIDENT, STAN HOLSOMBECK who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 14th day of March, 2006.

HOLSOMBECK BUILDERS, INC.

By: Stan Holsombeck
STAN HOLSOMBECK, PRESIDENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that STAN HOLSOMBECK, whose name as PRESIDENT of HOLSOMBECK BUILDERS, INC., a corporation, 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 corporation.

Given under my hand this the 14th day of March, 2006.

Ellen Marp
Notary Public

My commission expires: 12/20/08