Send Tax Notice To:
David C. Chan
1267 21st Avenue
Calera, AL 35040
PID#

WARRANTY DEED

20060516000230110 1/2 $84.00
Shelby Cnty Judge of Probate,AL
05/16/2006 10:35:57AM FILED/CERT

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
Seventy Thousand and 00/100 ($70,000.00)
to the undersigned Grantor(s) , in hand paid by the Grantee(s) herein, the receipt whereof is acknowledged, I or we,

Robert W. McCowan, a married man

(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell and convey unto

David C. Chan

(herein referred to as Grantee, whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 1,2,3,4,5,6,7,and 8, Block 258, according to the Survey of Dunstan's Map of Calera, Alabama, Shelby County. NOTE: Said map is unrecorded and unavailable for recordation.

Subject to easements, rights of way, covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 2006 and subsequent years not yet due and payable.

Subject to Mineral and Mining rights of record and all rights and privileges incident thereto.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and his/her/their heirs, executors and assigns shall, warrant and defend the same to the said Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

Shelby County, AL 05/16/2006
State of Alabama

Deed Tax:$70.00

Berlin & Assoc.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this **8th** day of **May, 2006.**

Robert W. McCowan

Robert W. McCowan

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STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Robert W. McCowan, a married man** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this **8th** day of **May, 2006.**

NOTARY PUBLIC
MY COMMISSION EXPIRES: 09/21/06

OUR FILE NO.: **06058RB**

This instrument prepared by: (SEAL)
W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
4898 Valleydale Road #B-3
Birmingham, AL 35242