

20060711000334330 1/1 \$21.00
Shelby Cnty Judge of Probate, AL
07/11/2006 04:18:32PM FILED/CERT

This instrument was prepared by:
(Name) Joseph E. Walden
(Address) P.O. Box 1610
Alabaster, AL 35007

Send Tax Notice to:
(Name) Randell L. Channell
(Address) 8181 Hwy. 13
Helena, AL 35028

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

Shelby County, AL 07/11/2006
State of Alabama

Deed Tax: \$10.00

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of the sum of Ten Thousand and 00/100s (\$10,000.00) DOLLARS in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned

Aaron N. Channell and wife, Estelle Channell

hereby remises, releases, quit claims, grants, sells, and conveys to

Randall L. Channell and Ricky W. Channell

(herein called **GRANTEES**), all their right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

The W 1/2 of the NE 1/4 of the NE 1/4 of Section 26, Township 20 South, Range 4 West, Shelby County, Alabama.

This deed prepared without benefit of survey at grantee's and grantor's request.

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

Subject to applicable zoning and subdivision regulations.

Subject to mortgages, liens and encumbrances of record.

TO HAVE AND TO HOLD, To the said **GRANTEES**, his, her or their heirs, or its successors and assigns forever.

And I(we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, his, her or 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 stated above; that I (we) have 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, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hand(s) and seal(s), this 13th day of June, 2006

WITNESS

Aaron N. Channell (Seal) Estelle Channell (Seal)

STATE OF ALABAMA
SHELBY COUNTY

I, Laurie A. Walden, a Notary Public in and for said County, in said State, hereby certify that Aaron N. Channell and Estelle Channell, 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 hand and official seal this 13th day of June, 2006.

My Commission Expires
July 16, 2009

Laurie A. Walden
Notary Public

My Commission Expires: