WARRANTY DEED

20060714000339790 1/2 $41.50
Shelby Cnty Judge of Probate,AL
07/14/2006 10:24:51AM FILED/CERT

This instrument was prepared by:
WILLIAM PATRICK COCKRELL
WPC & ASSOCIATES LLC

(Name)

ONE PERIMETER PARK S STE 451N
BIRMINGHAM, ALABAMA 35243

(Address)

Send tax notice to:
JENNIFER A. WISE

(Name)

1038 FAIRBANKS LANE
CHELSEA, AL 35043

(Address)

STATE OF **ALABAMA**

COUNTY OF **Shelby**

Shelby County, AL 07/14/2006
State of Alabama

Deed Tax:$27.50

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTY SEVEN THOUSAND dollars ($137,000.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we (I), MILDRED B. COMEAUX, UNMARRIED (herein referred to as Grantor) do, grant, bargain, sell and convey unto JENNIFER A. WISE, UNMARRIED (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 3-33, ACCORDING TO THE PLAT OF CHELSEA PARK, 3RD SECTOR, AS RECORDED IN MAP BOOK 34, PAGE 23 A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN DECLARATION OF EASEMENTS AND MASTER PROCTECTIVE COVENANTS OF CHELSEA PARK, A RESIDENTIAL SUBDIVISION, AS RECORDED IN INSTRUMENT #20041014000566950, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA , AND DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR CHELSEA PARK 3RD SECTOR AND CHELSEA PARK RESIDENTIAL ASSOCIATION INC. AS RECORDED IN INSTRUMENT #20041014000566970.

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF 109,600.00 IS FILED HEREWITH.

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TO HAVE AND TO HOLD, to the said Grantee, his/her heirs and assigns forever.

And we (I) do for ourselves (myself), successors and assigns covenant with the said Grantees, their heirs and assigns, that we (I) are (am) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we (I) have a good right to sell and convey the same as aforesaid; that we (I) will and our (my) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, 06/23/06.

Mildred B. Comeaux (Seal)
MILDRED B. COMEAUX

STATE OF **ALABAMA**

COUNTY OF Shelby

General Acknowledgment

I, ~~William Patrick Cockrell,~~ Jennifer L. Banik a Notary Public in and for said County in said State, hereby certify that MILDRED B. COMEAUX 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 06/23/06.

Notary Public

Return to: William Patrick Cockrell
WPC & Associates LLC

Jennifer L. Banik
Notary Public, AL State at Large
My Comm. Expires Feb. 7, 2009