



20060720000352090 1/3 \$42.00  
Shelby Cnty Judge of Probate, AL  
07/20/2006 02:27:34PM FILED/CERT

Shelby County, AL 07/20/2006  
State of Alabama

Deed Tax: \$25.00

**WARRANTY DEED**

MADE AND EXECUTED this 3rd day of April, 2006,

**By:** JAMES P. SHARER, AS ATTORNEY IN FACT FOR JAMES L. SHARER, JR.,  
an unmarried man whose address is 1982 Chandalar Court, Pelham,  
Alabama, 35124, hereinafter called the Grantor,

**To:** JAMES P. SHARER, a married man whose address is 1138 Chelsea  
Parc Drive, Minneola, Florida 34715, hereinafter called the  
Grantee(s).

WITNESSETH, That said Grantor, for and in consideration of the sum  
of Ten and No/100 (\$10.00) Dollars, and other good and valuable  
consideration, the receipt whereof is hereby acknowledged, does  
grant, bargain, sell, alien, remise, release, convey and confirm  
onto the Grantee(s) all that certain land situate in Shelby County,  
Alabama, described on Exhibit ``A'', attached hereto and  
incorporated herein.

TOGETHER with all the tenements, hereditaments and appurtenances  
thereto belonging or in anywise appertaining.


TO HAVE AND TO HOLD, the same in fee simple forever.

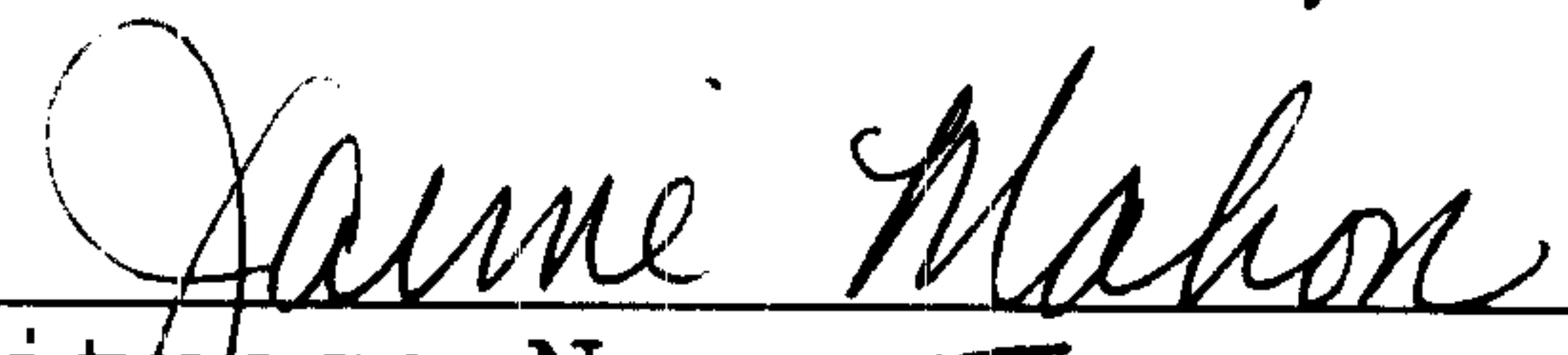
AND the Grantor hereby covenant with said Grantee(s) that it is  
lawfully seized of said land in fee simple; that it has good right  
and lawful authority to sell and convey said land; that it hereby  
fully warrants the title to said land and will defend the same  
against the lawful claims of all persons whomsoever; and that said  
land is free of all encumbrances except taxes accruing subsequent  
to April 3, 2006, and easements and restrictions of record, if any.

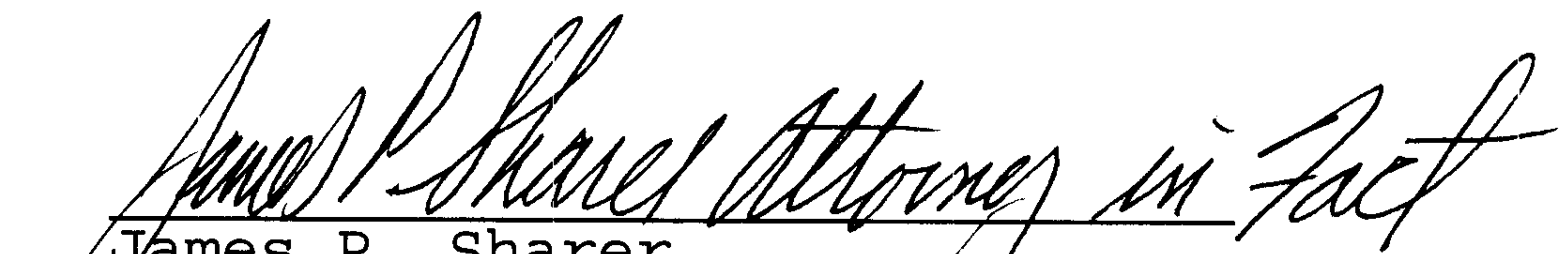
(Wherever used herein the terms "Grantor" and "Grantee"  
include all the parties to this instrument and the heirs,  
legal representatives and assigns of individuals, and the  
successors and assigns of corporation. The words  
"trustee" and "successor" are used for singular or  
plural, as the context requires.)

IN WITNESS WHEREOF, Grantor has set its hand and seal the day and year first above written.

Signed, sealed and delivered  
in the presence of:

  
Witness Name: Jimmy D. Crawford

  
Witness Name: Jaime Mahon

  
James P. Sharer  
Attorney-in-Fact

STATE OF FLORIDA  
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 3rd day of April, 2006, by James P. Sharer, as Attorney-in-Fact for James L. Sharer Jr., who is personally known to me or who produced Fla. Driver's License as identification.


  
Notary Public

My Commission Expires:

**Return To:**

This instrument was prepared without  
benefit of a title search or survey by:

K. Wade Boyette  
1635 East SR 50, Suite 300  
Clermont, Florida 34711

NOTARY PUBLIC-STATE OF FLORIDA  
 **Jaime L. Mahon**  
Commission # DD522480  
Expires: APR. 11, 2010  
Bonded Thru Atlantic Bonding Co., Inc.



## EXHIBIT "A"



20060720000352090 3/3 \$42.00  
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Unit "D", Building 11 of Chandalar South Townhouses, Phase 2, located in the SW 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said 1/4-1/4 section; thence in a Northerly direction, along the East line of said 1/4-1/4 Section a distance of 840.76 feet; thence 90 deg. left, in a Westerly direction a distance of 86.0 feet; thence 90 deg. left, in a Southerly direction a distance of 19.7 feet to the intersection of Unit "A" and a wood fence extending along the Northwest side of said Unit "A" of said Building 11; thence 87 deg. 23 min. 41 sec. right, in a Southwesterly direction along the outer face of said wood fence, a distance of 15.2 feet to the Northwest corner of a wood fence extending across the fronts of units "A", "B", "C", and "D", of said Building 11, thence 90 deg. left, in a Southeasterly direction along the outer face of said wood fence extending across the fronts of Units "A", "B", and "C" and "D", a distance of 69.5 feet to the Point of Beginning; thence continue along the last described course, along the outer face of said wood fence extending across the front of said Unit "D", a distance of 24.5 feet to the Southeast corner of said wood fence; thence 90 deg. left, in a Northeasterly direction along the outer face of a wood fence, wall, and the outer face of another wood fence, all being Southeast side of said Unit "D", a distance of 67.5 feet to the Southeast corner of said wood fence; thence 90 deg. left, in a Northwesterly direction along the outer face of a wood fence extending across the back of Unit "D", a distance of 13.6 feet to the Southwest corner of a storage building; thence 90 deg. right, in a Northeasterly direction along the outer face of said storage building, a distance of 4.2 feet to the Southeast corner of said storage building, thence 90 deg. left, in a Northwesterly direction along the outer face of said storage building a distance of 6.4 feet to the Northeast corner of said storage building; thence 90 deg. left, in a Southwesterly direction along the outer face of said storage building, a distance of 4.2 feet to a point on the outer face of a fence extending across the back of said Unit "D"; thence 90 deg. right, in a Northwesterly direction along the outer face of said wood fence, a distance of 4.5 feet to the centerline of a wood fence common to Units "C" and "D"; thence 90 deg. left in a Southwesterly direction along the centerlines of said wood, party wall and another wood fence, all common to Units "C" and "D", a distance of 67.5 feet to the Point of Beginning. Situated in Shelby County, Alabama.

According to Survey of Johnye Horton, dated August 13, 1979. Reg. No. 12496.