20061004000492060 1/1 $22.00
Shelby Cnty Judge of Probate, AL
10/04/2006 02:09:34PM FILED/CERT

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:
Kendall W. Maddox
Kendall Maddox & Associates, LLC
2550 Acton Road, Ste 210
Birmingham, AL 35243

Send Tax Notice To:
Allen C. Chance
Katherine A. Chance
5405 Sunrise Dr.
Birmingham, AL 35242

WARRANTY DEED $10,000.00

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

ALLEN CHRIS CHANCE AND WIFE, KATHERINE A. CHANCE

(herein referred to as Grantor, whether one or more), grant, bargain, sell, and convey unto

ALLEN C. CHANCE AND KATHERINE ANN CHANCE, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE CHANCE LIVING TRUST, DATED SEPTEMBER 22, 2006 AND ANY AMENDMENTS THERETO

(herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 6-A, according to the Survey of Sunny Meadows, 3rd Sector, as recorded in Map Book 9, page 91 A & B in the Probate Office of Shelby County, Alabama.
Subject to taxes, restrictions, rights-of-way, exceptions, conditions, covenants and easements of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their successors and assigns forever.

THE GRANTOR herein grants full power and authority by this deed to the Trustee(s), and either of them, and all successor trustee(s) to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustee(s) (or successor trustee(s)) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**, his, her or their successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a 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 successors and assigns forever, against the lawful claims of all persons

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 22 day of Sept, 2006.

Allen Chris Chance Katherine A. Chance

STATE OF ALABAMA)
JEFFERSON COUNTY) **GENERAL ACKNOWLEDGEMENT:**

I, Jennifer Q. Griffin, a Notary Public in and for said County, in said State, hereby certify that Allen Chris Chance and Katherine A. Chance, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 22 day of Sept, 2006.

Notary Public Jennifer Q. Griffin
My Commission Expires: 10/8/2006

JENNIFER Q. GRIFFIN NOTARY PUBLIC ALABAMA-STATE AT LARGE

Shelby County, AL 10/04/2006
State of Alabama

Deed Tax:$10.00