

WARRANTY DEED

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Bonnie Joachim
1990 Chandalar Court
Pelham, Alabama 35124

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred twelve thousand five hundred and no/100 (\$112,500.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Deanne R. Hughes, an unmarried woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Bonnie Joachim** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Subject to mineral and mining rights if not owned by Grantor.

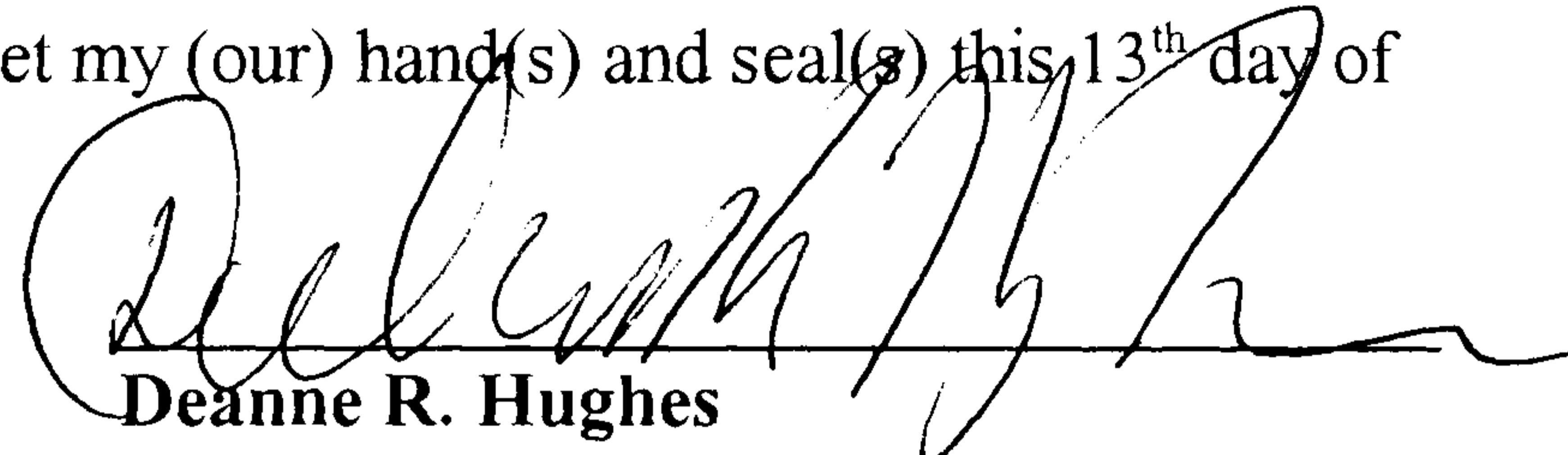
Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

\$101,250.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

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

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 13th day of October, 2006.



Deanne R. Hughes

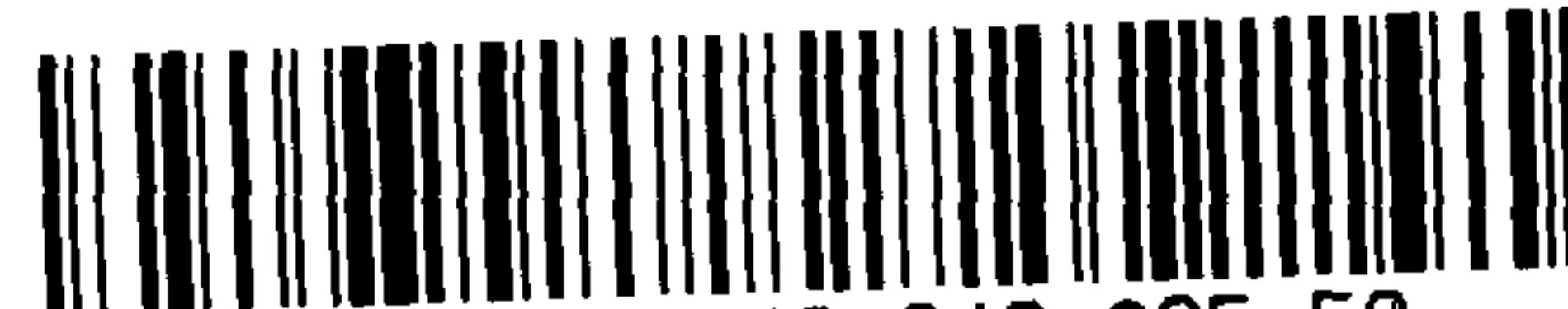
STATE OF ALABAMA COUNTY OF SHELBY

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **Deanne R. Hughes, an unmarried woman** 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 this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 13th day of October, 2006.

Notary Public
My Commission Expires: 02-25-09

B. CHRISTOPHER BATTLES
Notary Public - Alabama, State At Large
My Commission Expires 2/25/2009



20061109000552440 2/2 \$25.50
Shelby Cnty Judge of Probate, AL
11/09/2006 02:15:30PM FILED/CERT

EXHIBIT "A" LEGAL DESCRIPTION

Unit "D" Building 10, of Chandalar Townhouses, Phase 2, as recorded in Map Book 7, Page 166, located in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 20 South, Range 3 West, Shelby County, more particularly described as follows:

Commence at the SE corner of said $\frac{1}{4} \frac{1}{4}$ section; thence Northerly along the East line of said $\frac{1}{4} \frac{1}{4}$ section, 840.76 feet; thence 90 degrees left, in a Westerly direction 81.8 feet; thence 90 degrees right, in a Northerly direction, 17.1 feet to the point of beginning; said point being further identified as the SW corner of said Unit "D"; thence 89 degrees 00 minutes 33 seconds right, in an Easterly direction along the centerline of a party wall and the outer face of a wood fence 58.1 feet to the SE corner of said wood fence; thence 90 degrees left, in a Northerly direction along the East side a wood fence common Units "A", "B", "C" and "D", 11.6 feet to the SW edge of a storage building; thence 90 degrees right in an Easterly direction along the South side of said storage building, a distance of 4.2 feet; thence 90 degrees left, in a Northerly direction along East side of said storage building, a distance of 6.4 feet; thence 90 degrees left, in a Westerly direction along North side of storage building, a distance of 4.2 feet to a point on the outer face wood fence common to Units "A", "B", "C" and "D"; thence 90 degrees right in a Northerly direction along the East side of said wood fence a distance of 6.1 feet to the centerline of a wood fence common to Units "C" and "D"; thence 90 degrees left, in a Westerly direction along the centerline of a wood fence and party wall common to Units "C" and "D", and another wood fence common to Units "C" and "D" a distance of 68.0 feet to a point on the outer face of a wood fence extending across the fronts of Units "A", "B", "C" and "D"; thence 90 degrees left, in a Southerly direction along the outer face of said wood fence across the front of Unit "D", a distance of 24.0 feet to the SW corner of said wood fence; thence 90 degrees left, in an Easterly direction along the outer face of said wood fence a distance of 9.9 feet to the point of beginning.