

TITLE NOT EXAMINED BY PREPARER OF THIS DEED

THIS INSTRUMENT PREPARED BY:

Name: **WILLIAM P. POWERS, III**

Attorney at Law

PO Box 1626

Columbiana, Alabama 35051

Send To

Shannon Lamar Chandler

Post Office Box 412

Shelby, AL 35143

20070103000000790 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
01/03/2007 12:11:43PM FILED/CERT

WARRANTY DEED - Jointly for Life with Remainder to Survivor

\$5000.00 LC

STATE OF ALABAMA, SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS** and love and affection in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned

Linda Josephine Chandler, an un-married woman, the survivor of **Robert E. Mooney** (Grantor's brother), with whom she owned said property with right of survivorship, (hereinafter called Grantor) hereby grant, sell, bargain and convey to:

Linda Josephine Chandler, an un-married woman, & **Shannon Lamar Chandler**, a married man, (hereinafter called Grantees), as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

Commence at the northeast corner of the NE 1/4 of the NW 1/4, Section 34, Township 21 South, Range 1 West; thence run south along the east line of said 1/4 1/4 section a distance of 515.00 feet; thence turn a deflection angle of 98 degrees 08 minutes 20 seconds to the right and run a distance of 112.87 feet; thence turn a deflection angle of 11 degrees 36 minutes 45 seconds to the right and run a distance of 84.17 feet; thence turn a deflection angle of 30 degrees 22 minutes 14 seconds to the left and run a distance of 206.33 feet; thence turn a deflection angle of 10 degrees 35 minutes 53 seconds to the right and run a distance of 51.62 feet; thence turn a deflection angle of 90 degrees 38 minutes 06 seconds to the left and run a distance of 64.00 feet to the point of beginning; thence continue in the same direction a distance of 276.00 feet; thence turn a deflection angle of 90 degrees 00 minutes to the left and run a distance of 140.00 feet; thence turn a deflection angle of 90 degrees 00 minutes to the left and run a distance of 332.67 feet; thence turn a deflection angle of 105 degrees 48 minutes 53 seconds to the left and run a distance of 108.41 feet; thence turn a deflection angle of 21 degrees 25 minutes 08 seconds to the left and run a distance of 44.83 feet to the point of beginning. Situated in the NE 1/4 of the NW 1/4, Section 34, Township 21 South, Range 1 West, Shelby County, AL and containing 1.00 acres.

Subject to easements, right of ways, and restrictions of record.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Given under MY hand and seal, this 11th day of September, 2006.

Witness:

Monica Dawn Reas

Linda Josephine Chandler
Linda Josephine Chandler

STATE OF ALABAMA)
SHELBY COUNTY)



20070103000000790 2/2 \$19.00
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I, the Undersigned Authority, a Notary Public, in and for said county in said state, hereby certify that **Linda Josephine Chandler**, a widowed woman, whose names **is** signed to the foregoing instrument, and who **is** known to me, acknowledged before me on this day that, being informed of the contents of said instrument, **she** executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of September, 2006.

Maurice Dwayne Roach
Notary Public My Commission Expires: 08/10/09

Shelby County, AL 01/03/2007
State of Alabama

Deed Tax: \$5.00