

This instrument was prepared by
Billy C. Jewell
5280 Old Springville Road
Pinson, Alabama 35125

Send Tax Notice To:
Margaret Brett Chappell
899 Highway 49
Columblana, Alabama

WARRANTY DEED

20070130000044760 1/1 \$29.50
Shelby Cnty Judge of Probate, AL
01/30/2007 01:37:16PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **SEVENTY FOUR THOUSAND AND 00/100 (\$74,000.00) DOLLARS** and other good and valuable consideration to the undersigned grantor, or grantors in hand paid by the **GRANTEES** herein, the receipt whereof is acknowledged,

ROBERT CHAPPELL, JR., A single MAN

(herein referred to as grantors) do, grant, bargain, sell and convey unto

MARGARET BRETT CHAPPELL

(herein referred to as GRANTEE), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

BEGIN AT THE NW CORNER OF NE 1/4 OF SW 1/4 OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 1 EAST; THENCE RUN EAST ALONG THE NORTH LINE OF SAID 1/4 1/4 SECTION A DISTANCE OF 156.13 FEET; THENCE TURN AN ANGLE OF 137 DEGREES 13 MINUTES TO THE RIGHT AND RUN A DISTANCE OF 306.99 FEET TO THE NW CORNER OF PROPERTY DESCRIBED IN DEED BOOK 317, PAGE 147 IN THE PROBATE RECORDS OF SHELBY COUNTY, ALABAMA; THENCE TURN AN ANGLE OF 47 DEGREES 26 MINUTES TO THE LEFT AND RUN SOUTHERLY ALONG THE WEST BOUNDARY OF THE PROPERTY DESCRIBED IN SAID DEED A DISTANCE OF 1119.74 FEET TO THE SOUTH BOUNDARY OF NW 1/4 OF SW 1/4 OF SECTION 6, TOWNSHIP 21 SOUTH RANGE 1 EAST; THENCE RUN WEST ALONG SAID BOUNDARY TO A POINT ON THE WEST BOUNDARY OF THE EAST 15 ACRES OF SAID NW 1/4 OF SW 1/4 THENCE RUN NORTH ALONG THE WEST BOUNDARY OF SAID 15 ACRES TO THE NORTH BOUNDARY OF SAID NW 1/4 OF SW 1/4 OF SAID SECTION; THENCE RUN EAST ALONG THE NORTH BOUNDARY OF SAID NW 1/4 OF SE 1/4 TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED.

ALSO, AN EASEMENT 40 FEET IN WIDTH ALONG THE NORTHERN BOUNDARY OF NE 1/4 OF SW 1/4 SECTION 6 TOWNSHIP 21 SOUTH, RANGE 1 WEST, WEST OF SHELBY COUNTY HIGHWAY NO 49 AND EAST OF THE ESTERMOST PORTION OF SUBJECT PTOPEITY.

Shelby County, AL 01/30/2007
State of Alabama

Deed Tax: \$18.50

Subject to taxes.

Subject to easements, restrictions, reservations and covenants of record, if any.

\$55,500.00 OF THE ABOVE PROCEEDS WERE DERIVED FROM A PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD, to the said GRANTEE his heirs and assigns, forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this **19TH** day of **JANUARY, 2007.**


ROBERT CHAPPELL, JR.

STATE OF ALABAMA

COUNTY OF SHELBY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **ROBERT CHAPPELL, JR., A single MAN**, 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 the **19TH** day of **JANUARY, 2007.**


NOTARY PUBLIC
MY COMMISSION EXPIRES:

NOTARY PUBLIC, STATE OF ALABAMA
JANUARY 19, 2007

I certify this to be a true and
correct copy
3-26-08
1 pg
Probate Judge
Shelby County



20080325000119800 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
03/25/2008 11:27:16AM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

**LOT 7, ACCORDING TO THE MAP OF BRETT SUBDIVISION, AS
RECORDED IN MAP BOOK 20, PAGE 37, RECORDED IN THE PROBATE
OFFICE OF SHELBY COUNTY, ALABAMA.**