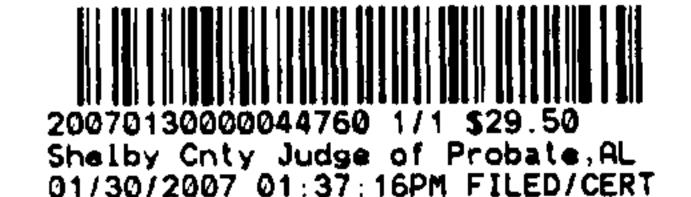
This instrument was prepared by Billy C. Jewell 5280 Old Springville Road Pinson, Alabama 35125

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

### WARRANTY DEED



## 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 SINGIL

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

20080325000119800 1/2 \$15.00

Shelby Cnty Judge of Probate, AL 03/25/2008 11:27:16AM FILED/CERT

#### 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 NE1/4 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 PF 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 ¼ OF SW ¼ OF SAID SECTION; THENCE RUN EAST ALONG THE NORTH BOUNDARY OF SAID NW 1/2 OF SE 1/2 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 PTOPERTY.

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

Subject to taxes.

Deed Tax: \$18,50

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 19<sup>TH</sup> day of JANUARY, 2007.

STATE OF ALABAMA

#### General Acknowledgment

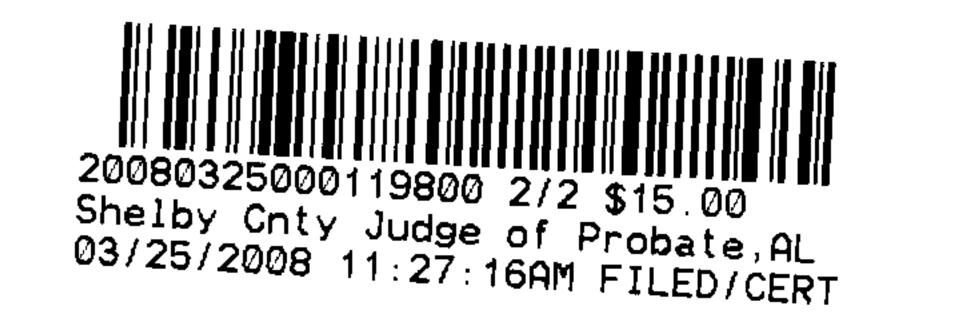
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that ROBERT CHAPPELL, JR., A DING Le MAN, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, 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:

MOTARY PURCIOLOS TRATE CRAMA DAMA



# 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.