

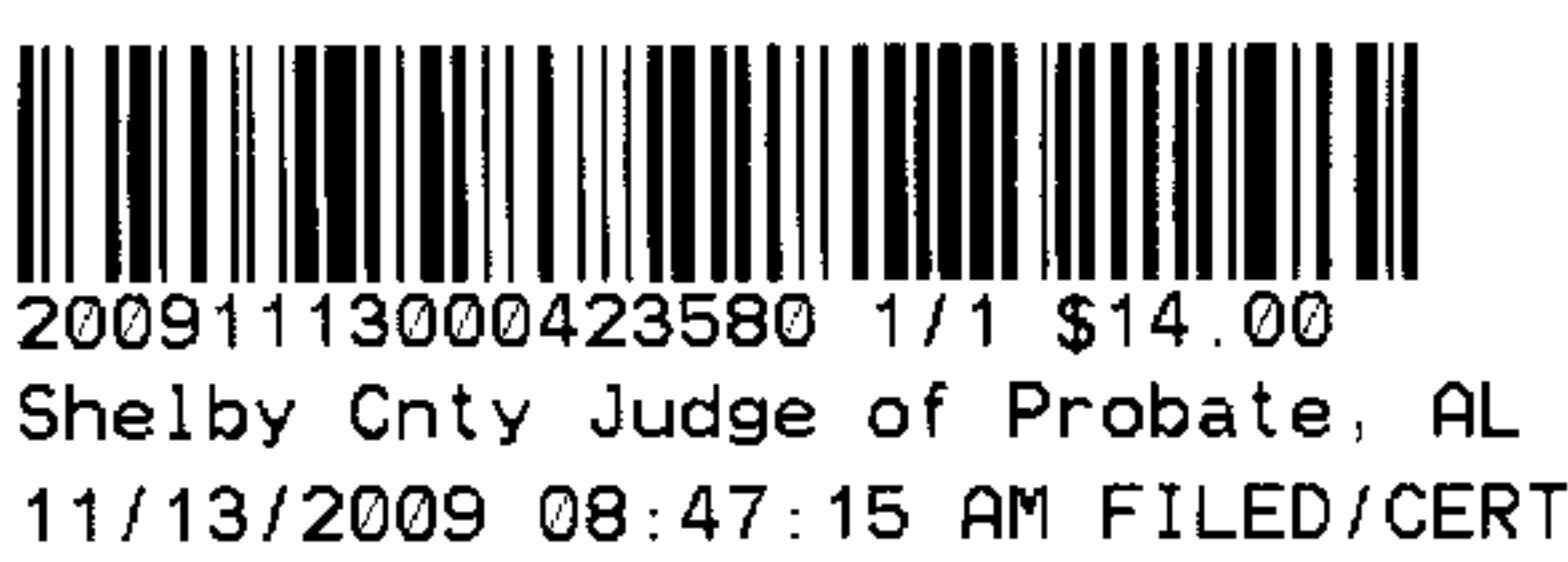
This instrument prepared by:
Sandy F. Johnson
Attorney at Law
3170 Highway 31 South
Pelham, Alabama 35124

SEND TAX NOTICE TO:
Teresa Bancroft

597 Waterford Lane
Calera, Alabama

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
Shelby COUNTY)



KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **One Hundred Forty Four Thousand Nine Hundred dollars and Zero cents (\$144,900.00)** in hand paid by **Teresa Bancroft** (hereinafter referred to as “GRANTEE”) to **Charlie F. Chancellor DBA C&W Construction** (hereinafter referred to as “GRANTOR”) the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said GRANTEE the following described real estate in **Shelby County, Alabama**, to wit:

Lot 531, according to the Survey of Waterford Highlands, S ector 4, Phase 1, as recorded in Map Book 34, Page 73, in the Probate Office of Shelby County, Alabama.

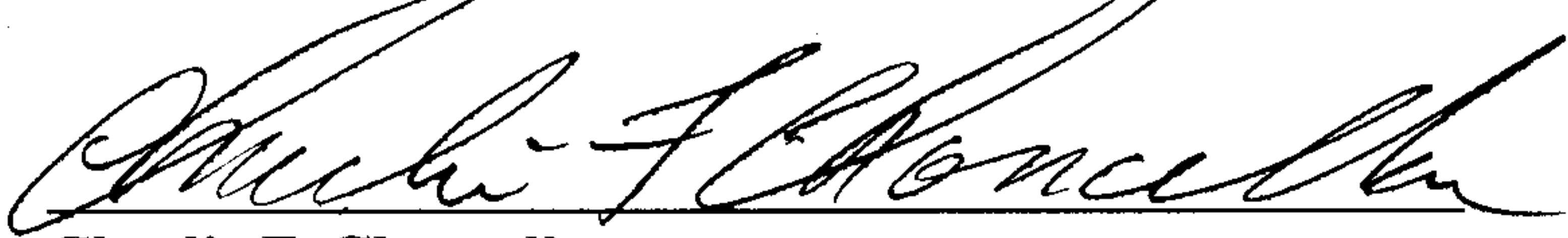
Subject to all recorded and unrecorded easements, covenants, restrictions, rights of way, overlaps and encroachments, if any, affecting the property, ad valorem taxes for the year **2010** which are a lien but which are not yet due and payable, and ad valorem taxes for future years.

\$142,274.00 of the consideration recited herein was paid from the proceeds of a purchase money mortgage executed simultaneously herewith.

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

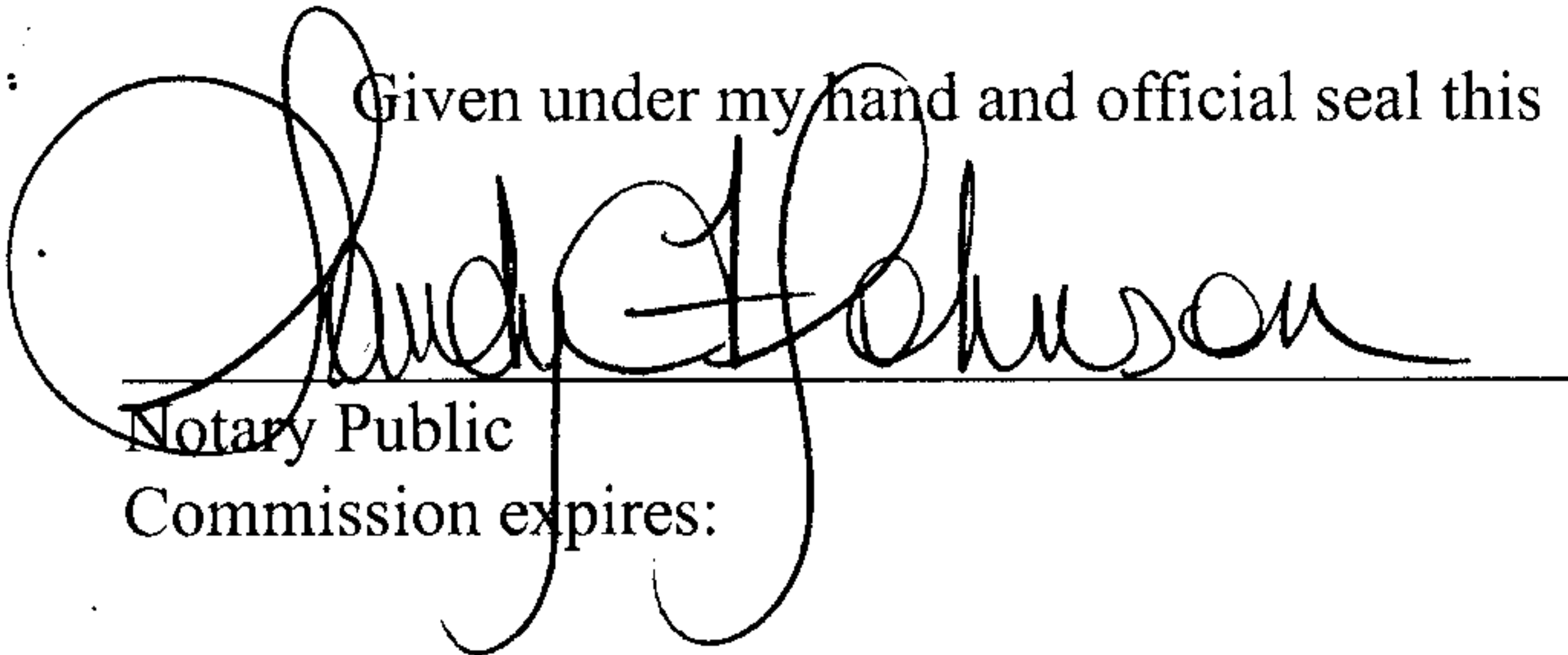
GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the **GRANTOR** has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the **GRANTOR**.

IN WITNESS WHEREOF, the **GRANTOR** has caused this instrument to be executed by its duly authorized representative this **5th day of November, 2009**.


Charlie F. Chancellor

STATE OF ALABAMA §
 §
JEFFERSON COUNTY §

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Charlie F. Chancellor DBA C&W Construction** whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **5th day of November, 2009**.


Notary Public
Commission expires:

