

WARRANTY DEED

Shelby County, AL 11/30/2009

State of Alabama

Deed Tax : \$8.00

This instrument was prepared by:
WILLIAM PATRICK COCKRELL
WPC & ASSOCIATES LLC

Send tax notice to:
JONATHAN CHANCE

(Name)

1 PERIMETER PARK SOUTH, STE. 325 N
BIRMINGHAM, ALABAMA 35243

(Address)

(Name)

1814 TECUMSEH CIRCLE
PELHAM, AL 35124

(Address)

STATE OF **ALABAMA**
COUNTY OF **Shelby**

KNOW ALL MEN BY THESE PRESENTS,


That in consideration of TWO HUNDRED FIFTENN THOUSAND dollars (\$215,000.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we (I), STEVEN W. CHANCE and CATHY D. CHANCE, HUSBAND AND WIFE (herein referred to as Grantor) do, grant, bargain, sell and convey unto JONATHAN CHANCE, A SINGLE PERSON herein referred to as Grantee(s), the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 3, BLOCK 1, ACCORDING TO THE SURVEY OF WOODDALE, FIRST SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 91, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF 207,475.00 IS FILED HERewith.

TO HAVE AND TO HOLD, to the said Grantee, his/her heirs and assigns forever.

And we (I) do for ourselves (myself), successors and assigns covenant with the said Grantees, their heirs and assigns, that we (I) are (am) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we (I) have a good right to sell and convey the same as aforesaid; that we (I) will and our (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.


20091130000439980 1/2 \$22.00
Shelby Cnty Judge of Probate, AL
11/30/2009 02:52:47 PM FILED/CERT

WARRANTY DEED



20091130000439980 2/2 \$22.00
Shelby Cnty Judge of Probate, AL
11/30/2009 02:52:47 PM FILED/CERT

IN WITNESS WHEREOF, I have hereunto set my hand and seal, 10/29/09.

Steven W. Chance (Seal)

STEVEN W. CHANCE

Cathy D. Chance (Seal)

CATHY D. CHANCE

STATE OF ALABAMA

COUNTY OF Shelby

General Acknowledgment

I, William Patrick Cockrell, a Notary Public in and for said County in said State, hereby certify that STEVEN W. CHANCE and CATHY D. CHANCE, 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 10/29/09.

Notary Public

Return to: William Patrick Cockrell
WPC & Associates LLC
1 Perimeter Park South, Ste. 325 N
Birmingham, AL 35243

WILLIAM PATRICK COCKRELL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 12, 2011