

Send tax notice to:

KHALIKA NICOLE STEVENSON
1920 CHANDALAR CT
PELHAM, AL, 35124

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2009665



20091230000474830 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
12/30/2009 09:12:50 AM FILED/CERT

Shelby County, AL 12/30/2009

State of Alabama

Deed Tax : \$2.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Five Thousand and 00/100 Dollars (\$105,000.00) in hand paid to the undersigned, BENJAMIN JACKSON ECKLES, III, a single man (hereinafter referred to as "Grantor") by KHALIKA NICOLE STEVENSON (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE CITY OF PELHAM, COUNTY OF SHELBY, AND STATE OF ALABAMA, TO WIT: UNIT "C", LOT 2, OF CHANDALAR SOUTH TOWNHOMES, AS RECORDED IN MAP BOOK 7, PAGE 166 A & B IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE MOST EASTERLY CORNER OF SAID LOT 2; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NE LINE OF SAID LOT 2 FOR A DISTANCE OF 65.37 FEET; THENCE 90 DEGREES LEFT IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 20.20 FEET TO THE POINT OF BEGINNING; SAID POINT BEING FURTHER IDENTIFIED AS BEING THE POINT OF INTERSECTION OF THE CENTER LINE OF THE WOOD FENCE ENCLOSING THE FRONTS OF UNITS "A", "B", "C" AND "D", AND THE CENTER LINE OF THE WOOD FENCE, COMMON TO UNITS "B" AND "C"; THENCE CONTINUE IN A SOUTHWESTERLY DIRECTION ALONG THE CENTER LINE OF FENCE, PARTY WALL, AND FENCE, COMMON TO UNIT "B" AND "C" A DISTANCE OF 68.51 FEET TO THE INTERSECTION OF THE FENCE ENCLOSING THE BACKS OF UNITS "A", "B", "C" AND "D"; THENCE RIGHT IN NORTHWESTERLY DIRECTION ALONG THE CENTER LINE OF LAST DESCRIBED WOOD FENCE FOR A DISTANCE OF 20.85 FEET TO THE INTERSECTION WITH A WOOD FENCE COMMON TO UNITS "C" AND "D"; THENCE RIGHT IN A NORTHEASTERLY DIRECTION ALONG THE CENTER LINE OF FENCE, PARTY WALL AND FENCE COMMON TO UNITS "C" AND "D", A DISTANCE OF 68.67 FEET TO THE INTERSECTION WITH THE CENTER LINE OF THE FENCE ENCLOSING THE FRONTS OF UNITS "A", "B", "C" AND "D"; THENCE RIGHT IN A SOUTHEASTERLY DIRECTION ALONG THE CENTER LINE OF LAST DESCRIBED FENCE A DISTANCE OF 20.59 FEET TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.

BENJAMIN JACKSON ECKLES III AND BENJAMIN ECKLES ARE ONE AND THE SAME PERSON.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2009 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2010.
2. EASEMENT TO SOUTH CENTRAL BELL TELEPHONE COMPANY AS RECORDED IN BOOK 280, PAGE 752, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN MISC. BOOK 6, PAGE 802

AND AMENDED IN REAL BOOK 323, 72, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

4. RIGHTS OF OWNERS OF PROPERTY ADJOINING PROPERTY IN AND TO THE JOINT OR COMMON RIGHTS IN BUILDING SITUATED ON SAID LOTS, SUCH RIGHTS INCLUDE BUT ARE NOT LIMITED TO ROOF, FOUNDATIONS, PARTY WALLS, WALKWAYS AND ENTRANCE.
5. TRANSMISSION LINE PERMITS TO ALABAMA POWER CO. IN BOOK 278 AT PAGE 477, BOOK 287 AT PAGE 506 AND BOOK 297 AT PAGE 412.
6. PERMIT TO ALABAMA POWER COMPANY IN BOOK 301 AT PAGE 581.

\$103,098.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

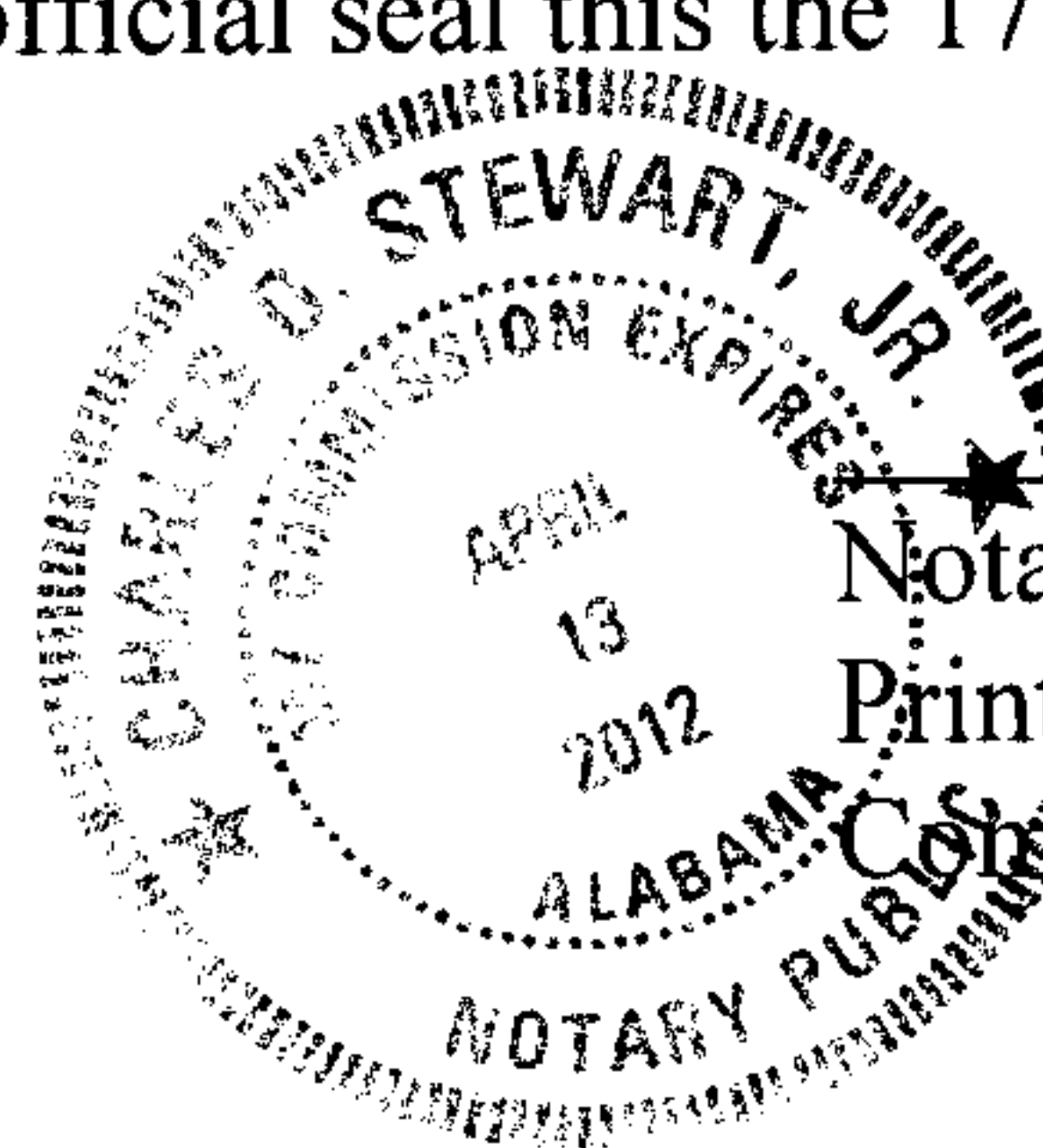
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 17th day of December, 2009.


BENJAMIN JACKSON ECKLES, III

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BENJAMIN JACKSON ECKLES, III, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of December, 2009.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 04/13/12
7-13-12