

Send tax notice to:

EDITH D. HARVILLE
1825 CHANDAMONT CIRCLE
PELHAM, AL, 35124

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

STATE OF ALABAMA
Shelby COUNTY

2011116

Shelby County, AL 05/04/2011
State of Alabama
Deed Tax:\$2.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety-Five Thousand and 00/100 Dollars (\$95,000.00) in hand paid to the undersigned, JANNA M. JONES. An Unmarried Woman (hereinafter referred to as "Grantors") by EDITH D. HARVILLE (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL I: LOT 45, ACCORDING TO THE SURVEY OF CHANDALAR SOUTH, FIRST SECTOR, AS RECORDED IN MAP BOOK 5 PAGE 106 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA..

PARCEL II: COMMENCE AT THE NORTHEST CORNER OF LOT 45, CHANDALAR SOUTH, FIRST SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 106 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THENCE RUN SOUTHEASTERLY 150 FEE TO THE SOUTHWEST CORNER OF SAID LOT 45 TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 20 FEET TO A POINT; THENCE TURN AN ANGLE TO THE LEFT OF 90 DEGREES AND RUN NORTHEASTERLY A DISTANCE OF 87.26 FEET TO A POINT, THENCE TURN AN ANGLE TO THE LEFT OF 74 DEGREES AND RUN NORTHWESTERLY A DISTANCE OF 20.81 FEET TO THE SOUTHEAST CORNER OF SAID LOT 45; THENCE TURN AN ANGLE TO THE LEFT OF 106 DEGREES AND RUN SOUTHWESTERLY A DISTANCE OF 92.99 FEET TO THE SOUTHWEST CORNER OF LOT 45, SAID POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2010 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2011.
2. BUILDING SETBACK LINE OF 35 FEET ON THE NORTH SIDE RESERVED FROM CHANDAMONT CIRCLE, AS SHOWN BY RECORDED PLAT.
3. PUBLIC UTILITY EASEMENT, AS SHOWN BY RECORDED PLAT.
4. 7.5 EASEMENT ON THE EASTERLY SIDE OF SUBJECT PROPERTY AS SHOWN BY RECORDED PLAT.
5. DECLARATION OF PROTECTIVE COVENANTS OF SAID SUBDIVISION, AS RECORDED IN MI8SC. BOOK 2, PAGE 707 AND DEED BOOK 6, PAGE 656.
6. EASEMENT TO THE CITY OF PELHAM, AS RECORDED IN REAL 374, PAGE 998.
7. AGREEMENT WITH ALABAMA POWER COMPANY, AS RECORDED IN DEED BOOK 277, PAGE 471.

8. RIGHT OF WAY TO ALABAMA POWER COMPANY, AS SET FORTH IN DEED BOOK 264, PAGE 28.
9. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING, BUT NOT LIMITED TO, OIL, GAS, SAND AND GRAVEL IN, ON AND UNDER SUBJECT PROPERTY.

\$92,591.00 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.

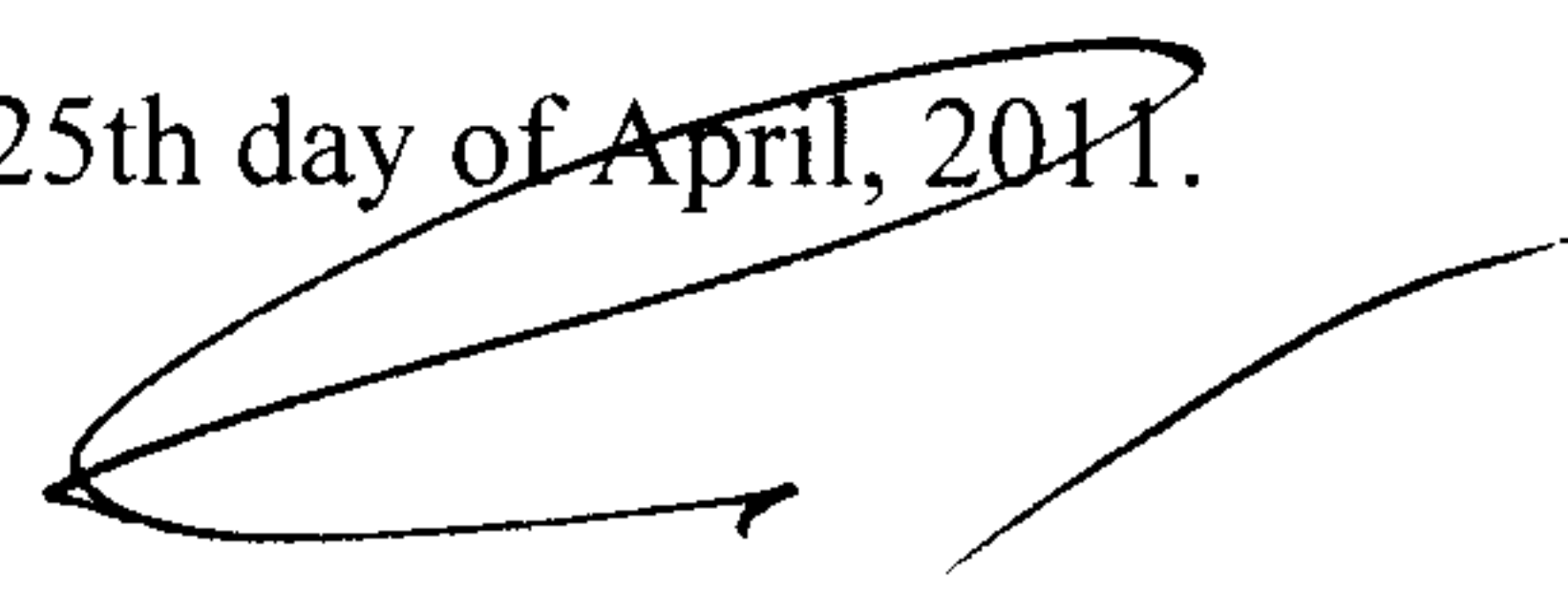
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 25th day of April, 2011.


JANNA M. JONES

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JANNA M. JONES, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of April, 2011.


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