

Send tax notice to:
Bobbie Anne Nichols
2586 N Chandalar Ln
Pelham, AL 35124
NTC1100193

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Parkway
Birmingham, AL 35243

Shelby County, AL 08/18/2011
State of Alabama
Deed Tax: \$26.50

STATE OF ALABAMA
COUNTY OF JEFFERSON

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Twenty Two Thousand Five Hundred and 00/100 Dollars (\$122,500.00) in hand paid to the undersigned, **Shelby Resources, Inc., an Alabama Corporation**, (hereinafter referred to as "Grantor") by **Bobbie Anne Nichols** (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 16A, according to the Resurvey of Lots 14, 15, 16 & 17, of Chada-Terrace, Third Sector, as recorded in Map Book 13, Page 43, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES FOR THE YEAR 2011 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

**\$96,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN**

Together with all and singular the tenements, hereditaments and
appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto the Grantee, her successors and
assigns forever.

SUBJECT TO STATUTORY RIGHT OF REDEMPTION of all parties lawfully entitled thereto pursuant to the Code of Alabama (1975), and the amendments thereto.

PROPERTY SOLD AS IS and Grantor only warrants title from the time it obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantees.

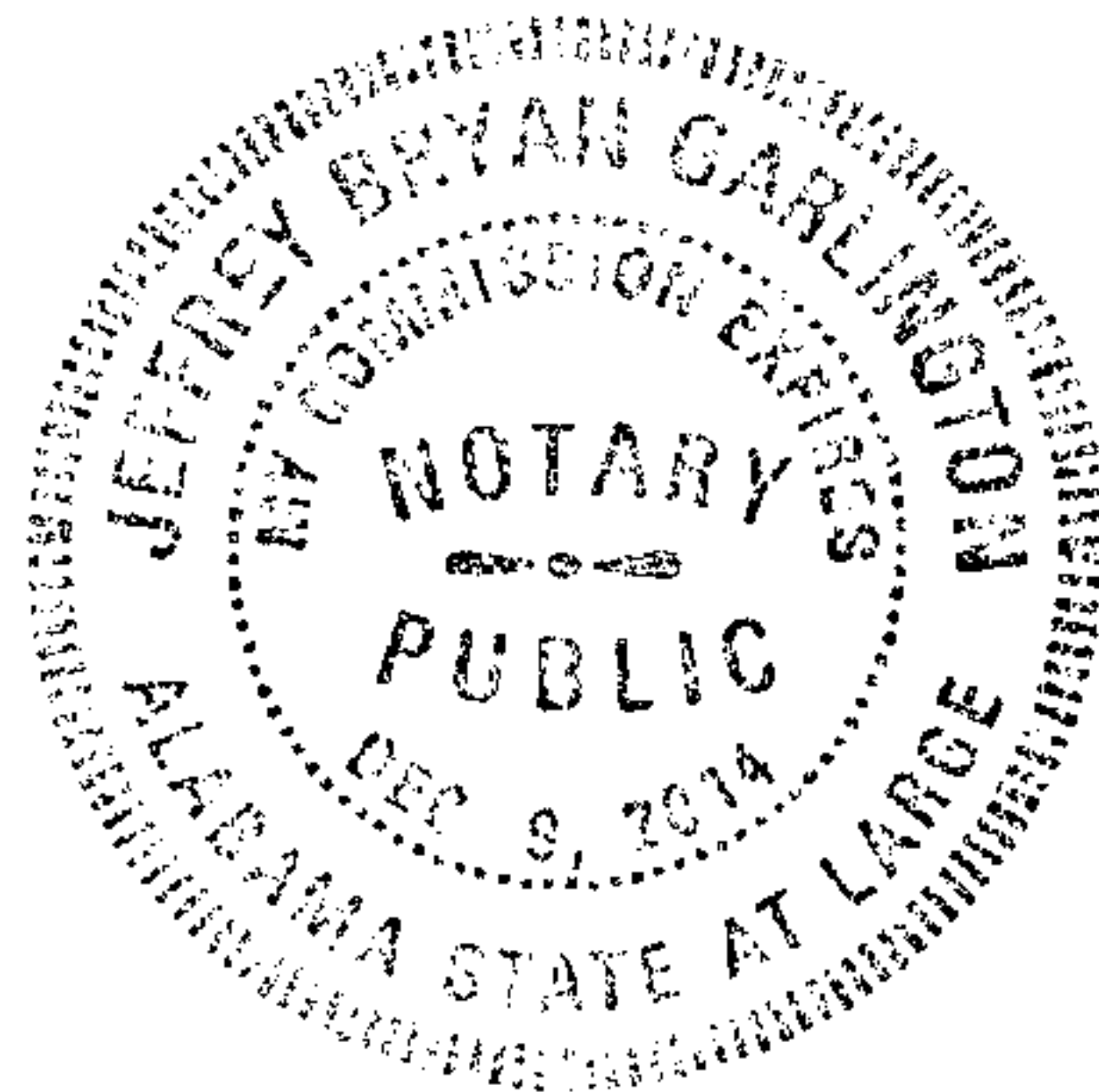
IN WITNESS WHEREOF, Grantor, by **Michael D. Phillips** as President for **Shelby Resources, Inc.** who is authorized to execute this conveyance, has hereunto set its signature and seal on August 12, 2011.

BY: *Michael D. Phillips*
Shelby Resources, Inc.
ITS President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael D. Phillips as President for Shelby Resources, Inc., a Corporation, 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, he/she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 12th day of August, 2011.



[Signature]
Notary Public
Print Name:
Commission Expires: