

This document prepared by (and after recording return to):)

Name: Linda Lawson Knowles)

Firm/Company: Creekview Properties)

Address: 3345 Spring Creek Road)

Address 2:)

City, State, Zip: Montevallo, Al 35115)

Phone: 205 665-2239)

) 20,000.00

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Linda Lawson Knowles** and **Joseph M. Cardone**, hereinafter referred to as "Grantors", do hereby grant, convey and warrant unto, **Linda Lawson Knowles** and **Keith L. Knowles** hereinafter "Grantees", the following lands and property, together with all improvements located thereon. Such property described as Unit "A" of Lot 2 of Chandalar South Townhouses as recorded in Map Book 7, Page 166 A & B, in the office of the Judge of Probate of Shelby County, Alabama. A full description of the property is Attachment A of this deed and is submitted as a part of this deed. For 911 purposes the property is located at:

1924 Chandalar Ct, Pelham, Alabama 35124

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2011 shall be paid by Grantees.

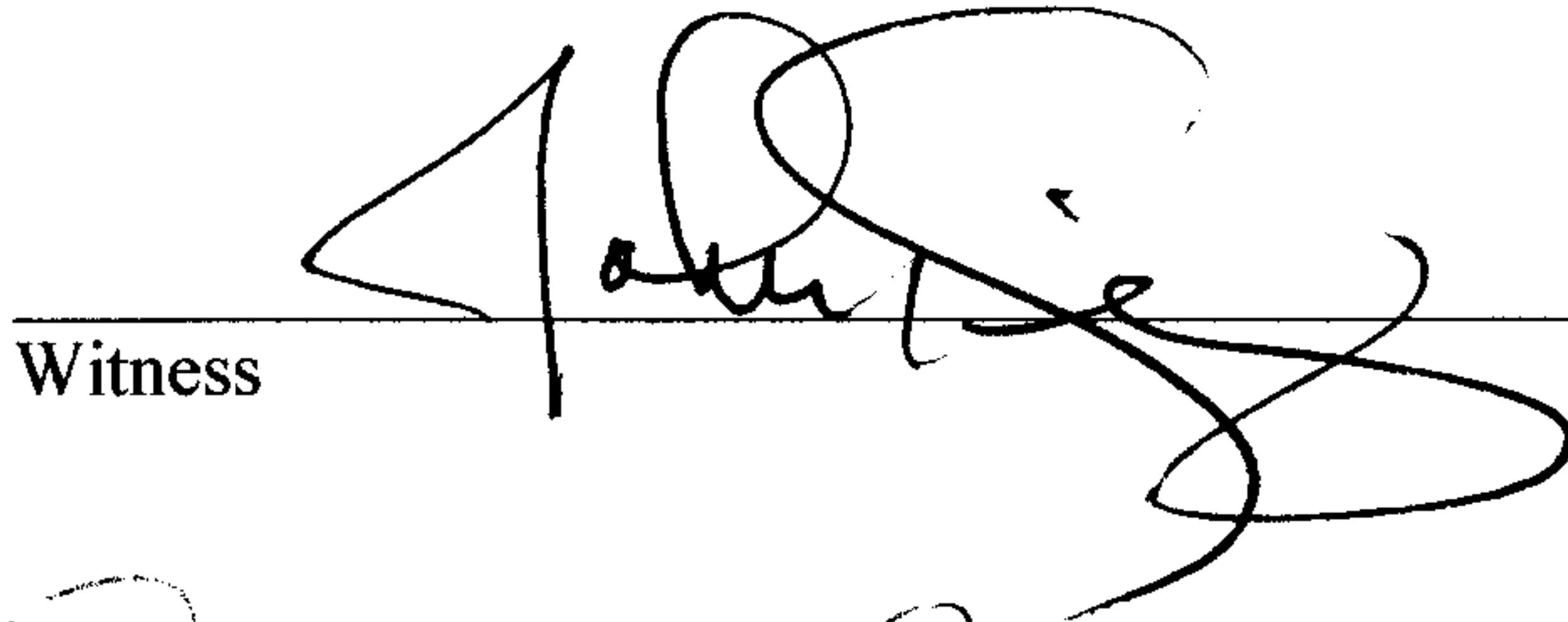
Shelby County, AL 11/29/2011
State of Alabama
Deed Tax: \$20.00

20111129000359710 1/3 \$38.00
Shelby Cnty Judge of Probate, AL
11/29/2011 01:07:35 PM FILED/CERT

The property herein conveyed is not a part of the homestead of Grantors.

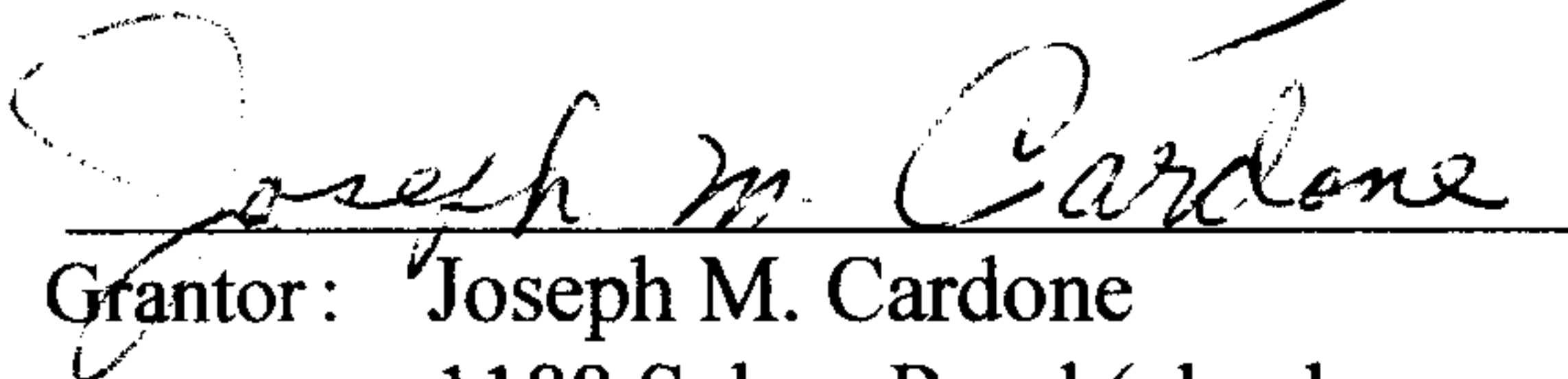


Grantor: Linda Lawson Knowles
3345 Spring Creek Road
Montevallo, AL 35115

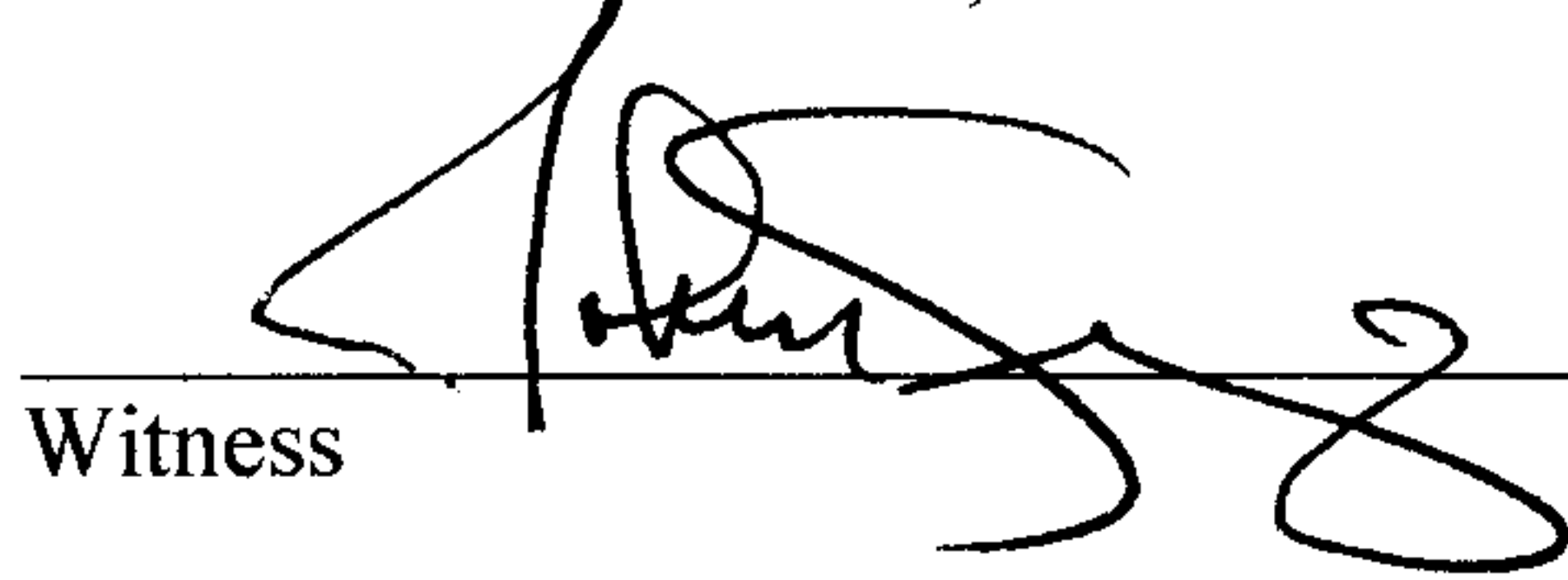


Witness

Date 11/29/2011



Grantor: Joseph M. Cardone
1188 Salem Road (also known as 1188 County Hwy 15, Shelby County)
Montevallo, Alabama 35115



Witness

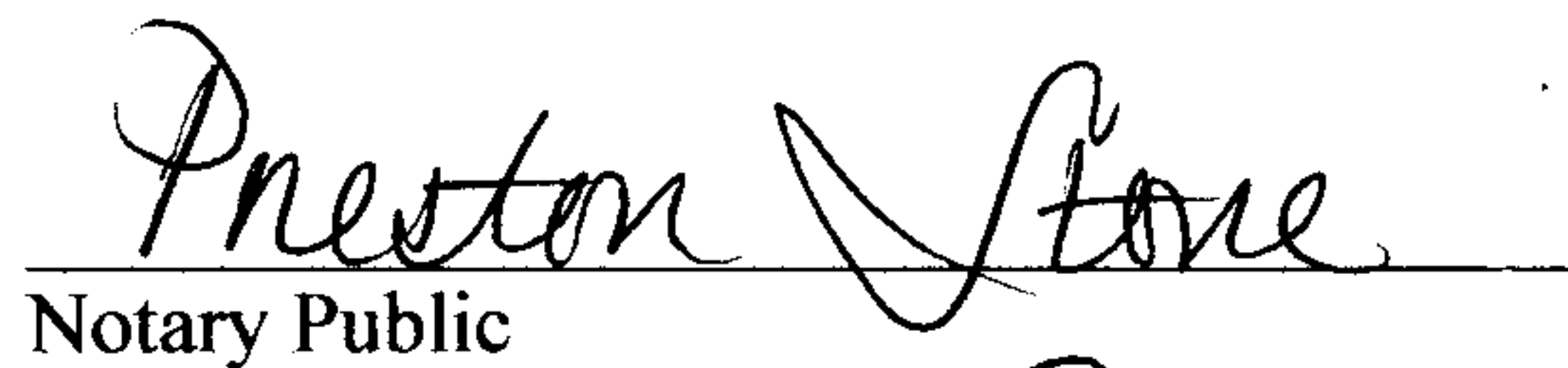
Date 11-29-11

STATE OF ALABAMA

SHELBY COUNTY

I, a Notary Public, hereby certify that Linda Lawson Knowles and Joseph M. Cardone whose names are signed to the foregoing instrument or conveyance, and who is 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 this the 29 day of November, 20 11.


Notary Public

Print Name Preston Stone
Commission expires: 10/27/2014

My commission expires:

**ATTACHMENT A (To Warranty Deed for 1924 Chandalar Court,
Pelham, Alabama.**

GRANTEES:

**Linda Lawson Knowles (also known as Linda Knowles Cardone)
3345 Spring Creek Road
Montevallo, Al 35115
205 902 1518**

AND


**Keith L. Knowles
1924 Chandalar Court
Pelham, Alabama 35124
205 612 6066**

Send Tax Statement to Grantees

*@ 3345 Spring Creek Road
Montevallo, AL 35115*

FULL PROPERTY DESCRIPTION:

Unit "A" of Lot 2 of Chandalar South Townhouses as recorded in Map Book 7, Page 166 A & B, in the office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Commence at the SouthEast corner of the Southwest 1/4 of the Southeast 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, thence North along the East line of said 1/4 1/4 section, a distance of 100.05 feet; thence left 88 degrees 06 minutes 15 seconds, in a westerly direction a distance of 404.70 feet; thence turn right 55 degrees 23 minutes Northwesterly for 194.91 feet to the most Southerly corner of Lot 2; thence turn right 90 degrees 00 minutes Northeasterly along the Southeasterly line of said Lot 2 for 110.00 feet to the most Easterly corner of said Lot 2; thence turn left 90 degrees 00 minutes Northwesterly along the Northeasterly line of said Lot 2 for a distance of 14.88 feet to a point; thence 90 degrees left and run in a Southwesterly direction for a distance 22.20 feet to the point of beginning; said point being further identified as being the point of intersection of the centerline of the wood fence enclosing the fronts of Units "A", "B", "C", and "D" and the centerline of the wood fence joining the Southeast corner of "Unit A"; thence continue in a Southwesterly direction along the centerline of fence, party wall and fence, being the Southeast side of Unit "A" for a distance of 68.07 feet to the most Southerly corner of the fence enclosing the backs of units "A", "B", "C" and "D"; thence right in a Northwesterly direction along the centerline of last described wood fence for a distance of 26.30 feet to the intersection with a wood fence common to Units "A" and "B"; Thence right in a Northeasterly direction along the centerline of the fence, party wall and fence common to Units "A" and "B" a distance of 68.24 feet to an intersection with the centerline of the fence enclosing the fronts of Units "A", "B", "C" and "D"; thence right in a Southeasterly direction along the centerline of last described fence a distance of 26.48 feet to the point of beginning.


20111129000359710 3/3 \$38.00
Shelby Cnty Judge of Probate, AL
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