

Send Tax Notice To: Cynthia M. Skelton
642 Cahaba Manor Drive
Pelham, AL 35124

GENERAL WARRANTY DEED

State Of Alabama
County Of Shelby

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KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Seventy Six Thousand Four Hundred dollars and Zero cents (\$76,400.00), and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, **Shirley A. Chambers, an unmarried woman** (herein referred to as GRANTOR, whether one or more) does by these presents grant, bargain, sell and convey unto **Cynthia M. Skelton** (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 94 and the Northerly 0.15 feet of Lot 95, according to the Survey of Cahaba Manor Town Homes, as recorded in Map Book 6, Page 105, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

Note: \$74,463.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Shirley A. Chambers is the surviving grantee of that certain deed dated June 28, 1991, and recorded on July 11, 1991, in Book 353, Page 49, in the Probate Office of Shelby County, Alabama; the other grantee, Edward Leroy Chambers, having passed away on or about the 8th day of June, 2010.

TO HAVE AND TO HOLD, to the said GRANTEE, her heirs and assigns forever.

And said GRANTOR does for itself, its heirs, successors and assigns, covenant with said GRANTEE, her heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 said GRANTEE, her heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s), this 28th day of November, 2011.

X Shirley A. Chambers (SEAL)
Shirley A. Chambers

_____ (SEAL)

_____ (SEAL)

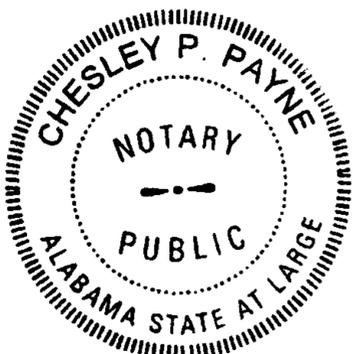
STATE OF ALABAMA
SHELBY COUNTY

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I, Chesley P. Payne, a Notary Public in and for the said County, in said State, hereby certify that Shirley A. Chambers, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily and as her act on the day the same bears date.

Given under my hand and official seal this 28th day of November, 2011.

Chesley P. Payne, Notary Public
My commission expires: 8/2/2015



20111201000363480 1/1 \$14.00
Shelby Cnty Judge of Probate, AL
12/01/2011 02:28:27 PM FILED/CERT

Shelby County, AL 12/01/2011
State of Alabama
Deed Tax: \$2.00