

Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

Know all Men by these Presents: That, in consideration of One Hundred Fifty Thousand and No/100ths Dollars (\$150,000.00) and other good and valuable consideration to him in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **AGNES W. CHAMBERS, an unmarried person** (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **DOROTHY E. ROBISON AND ALISA A. WOOD** (herein referred to as "Grantees") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Wilsonville, Shelby County, Alabama, to-wit:

Commence at the Northwest corner of Lot 26 of Walters Cove, First Sector, as recorded in Map Book 5, page 22, in the Office of Probate Judge, Shelby County, Columbiana, Alabama, thence proceed Southwesterly along the South right of way line of Ray Drive, a distance of 310.00 feet to the point of beginning of the property herein conveyed; thence continue straight along the said right of way line of Ray Drive, a distance of 110.0 feet to a point; thence turn an angle of 90 degrees 00 minutes to the left and proceed a distance of 190.0 feet to a point on the North edge of a constructed channel; thence turn an angle of 90 degrees 00 minutes to the left and proceed along the said North edge of the channel, a distance of 110.00 feet to a point; thence turn an angle of 90 degrees 00 minutes to the left and proceed along the West boundary of a 10 foot wide drainage easement for a distance of 190.00 feet to the point of beginning.

Said property is located in the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 23, Township 21 South, Range 1 East.

It is also the intention of this description to convey all property as confined by the above description between the said description and the Alabama Power Company 397 contour.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Wilsonville, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.


1. **Building Setback line of 30 reserved from Ray Drive, as shown per plat.**
2. **Restrictions, covenants, and conditions as set out in Deed Book 248, page 750, in Probate Office, but omitting any covenants or restrictions, if an, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.**
3. **Restrictions, limitations and conditions as set out in Plat Book 5, page 22, in the Probate Office of Shelby Alabama.**

Agnes W. Chambers and Agnes Walker Chambers are one and the same person.

To Have and To Hold the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantor does, for himself, his heirs and assigns, covenant with said Grantees, their heirs and assigns, that he is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and his heirs and assigns shall Warrant and Defend the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor has set his hand and seal this 27th day of April, 2012.



WITNESS

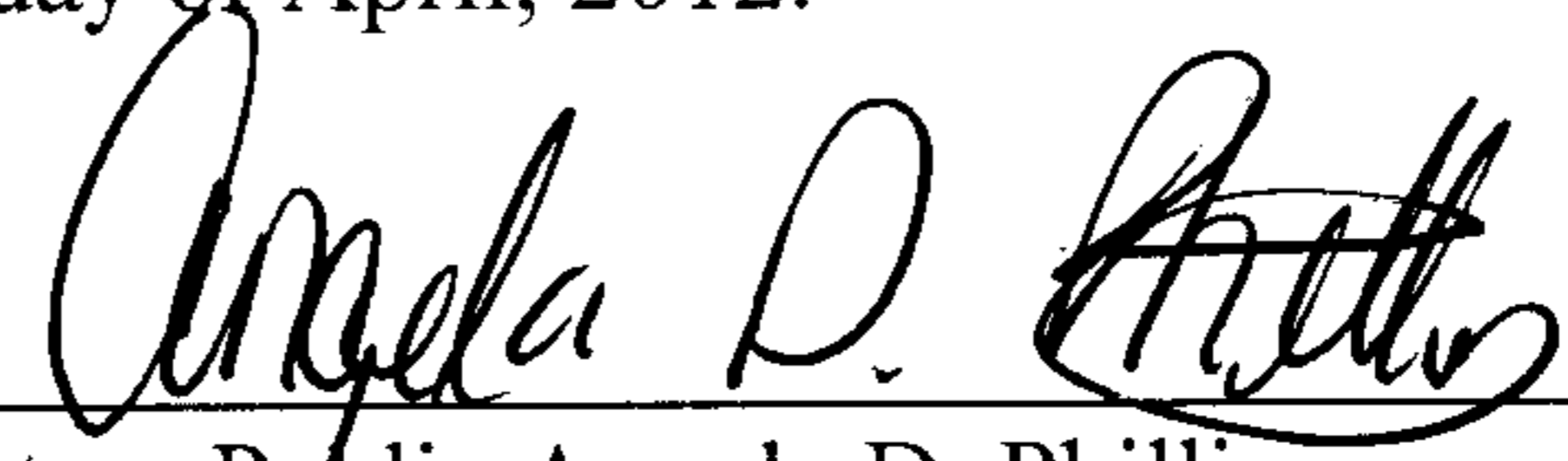
WITNESS

X *Agnes W. Chambers acting* {L.S.}
Agnes W. Chambers acting by and through her attorney in fact, Judith Chambers Kellum
by and through her attorney in fact, Judith Chambers Kellum


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, ANGELA D. PHILLIPS, a Notary Public in and for said County, in said State, hereby certify that JUDITH CHAMBERS KELLUM, whose name as Attorney in fact for AGNES W. CHAMBERS, 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 in her capacity as Attorney in fact for AGNES W. CHAMBERS on the day the same bears date.


Given under my hand and seal this 27th day of April, 2012.



Notary Public Angela D. Phillips
My commission expires 01/12/2016


20120523000183910 2/2 \$165.00
Shelby Cnty Judge of Probate, AL
05/23/2012 03:31:35 PM FILED/CERT

SEND TAX NOTICE TO:

 Dorothy E. Robison
~~80 County Road 414~~ 680 Elvira Rd
~~Wilsonville, AL 35186~~ Helena, AL 35080

THIS INSTRUMENT PREPARED BY:

Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, AL 35244
File # 2012-04-1803



Shelby County, AL 05/23/2012
State of Alabama
Deed Tax: \$150.00