

SEND TAX BILL TO:  
Celeste Chandler  
623 Riverchase Parkway West  
Hoover, AL 35244

DAB FILE NUMBER 12-537

THE STATE OF ALABAMA       )  
COUNTY OF SHELBY        )

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **One hundred eighty thousand and No/100 DOLLARS (\$180,000.00)**, and other valuable considerations to the undersigned GRANTOR(S) in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged I, **Christine B. Hendrix**, an unmarried woman, , (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Celeste Chandler**, (herein referred to as GRANTEE), her heirs, successors and assigns in fee simple, the following described real estate situated in the County of Shelby, and State of Alabama, to-wit:


**Lot 1, Riverchase West Subdivision, First Addition, A subdivision of Riverchase, according to plat recorded in Map Book 7 page 2 in the Probate Office of Shelby County, Alabama.**

\$176,739.00 of the purchase price paid herein was paid from mortgage proceeds, mortgage being filed simultaneously herewith.

The Grantor herein warrants that she is the surviving grantee of that certain deed from Burton Construction Co., Inc., to Howard E. Hendrix and Christine B. Hendrix recorded in Deed Book 319 page 11, Howard E. Hendrix having died on or about the 6<sup>th</sup> day of October 1999.

Subject to:

1. Any mineral or mineral rights leased, granted or retained by current or prior owners.
2. Taxes and assessments for the year 2012 and subsequent years, not yet due and payable.
3. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential) recorded in Misc. Book 14, beginning on page 356 in the Office of the Judge of Probate of Shelby County, Alabama, and any and all amendments thereto.

  
20120904000334290 1/3 \$21.50  
Shelby Cnty Judge of Probate, AL  
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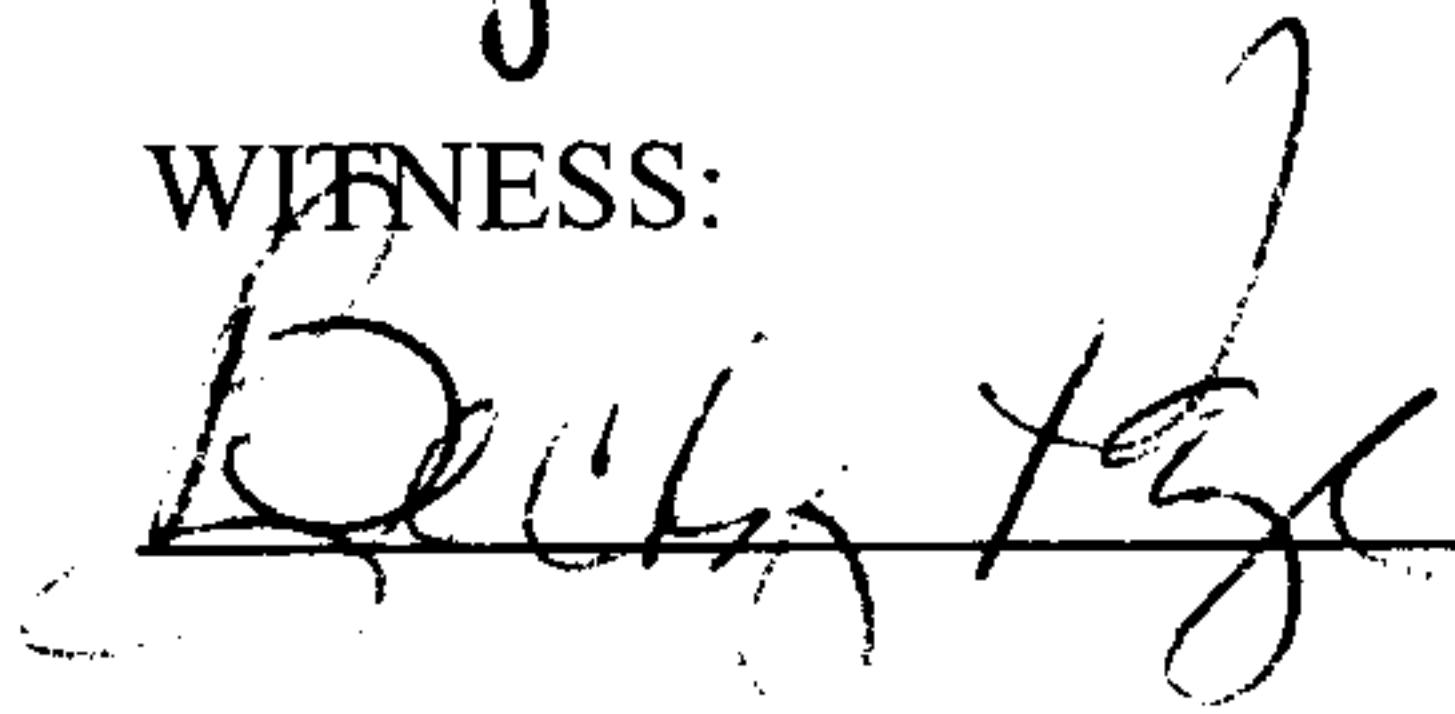
Shelby County, AL 09/04/2012  
State of Alabama  
Deed Tax: \$3.50

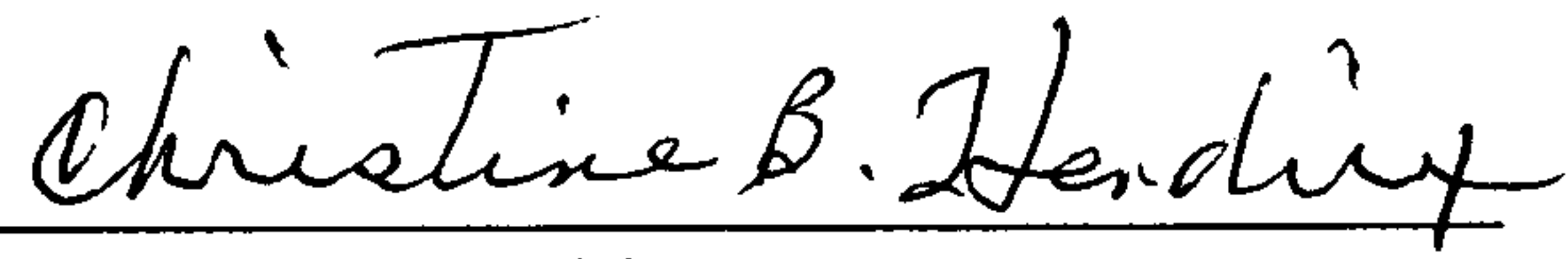
TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE, her heirs, successors and assigns FOREVER.

And GRANTOR does covenant with the said GRANTEE, her heirs, successors and assigns, that she is lawfully seized in fee simple of the aforementioned premises, that it is free from all encumbrances, except as hereinabove provided, she has a good right to sell and convey the same to the said GRANTEE, her heirs, successors and assigns, and that GRANTOR will WARRANT AND DEFEND the premises to the said GRANTEE, her heirs, successors and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1<sup>st</sup> day of August 2012.

WITNESS:

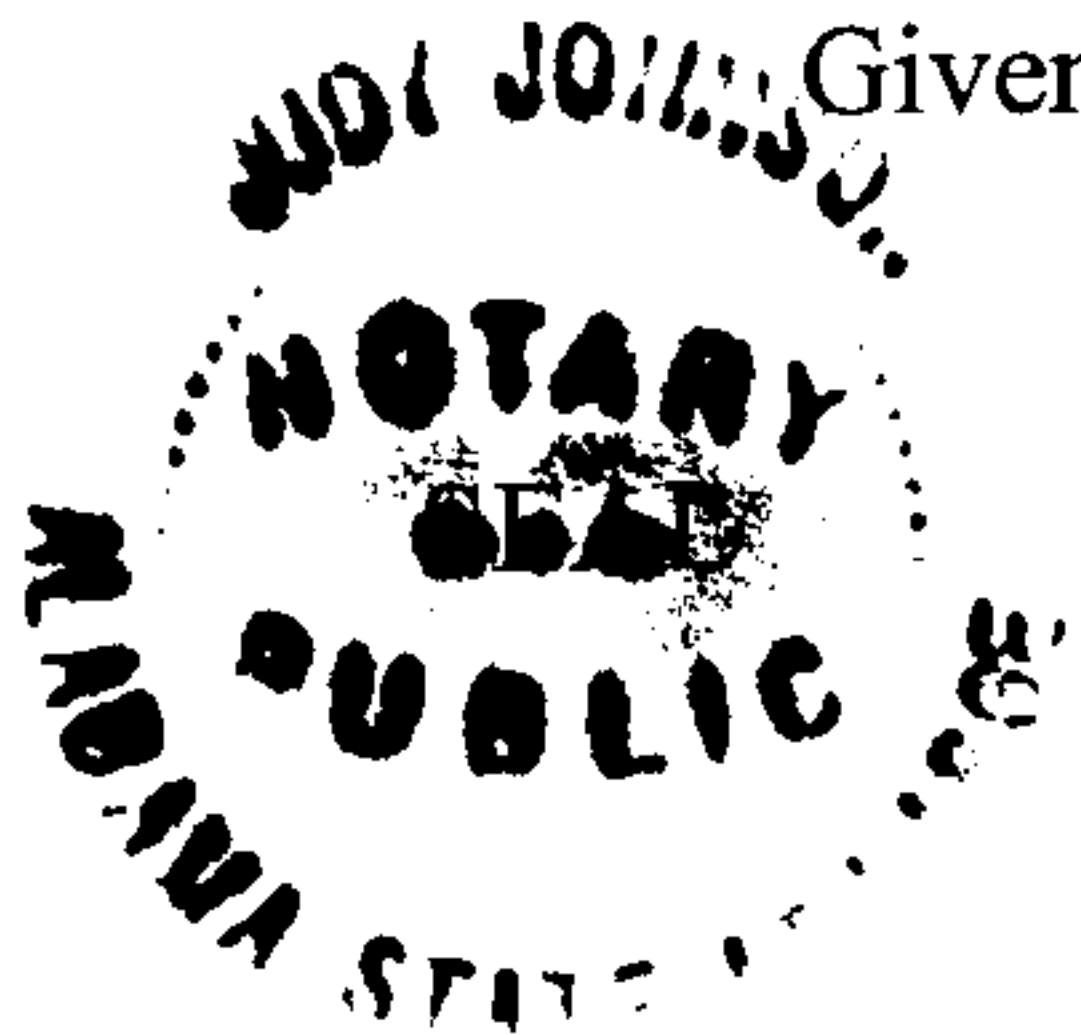
  
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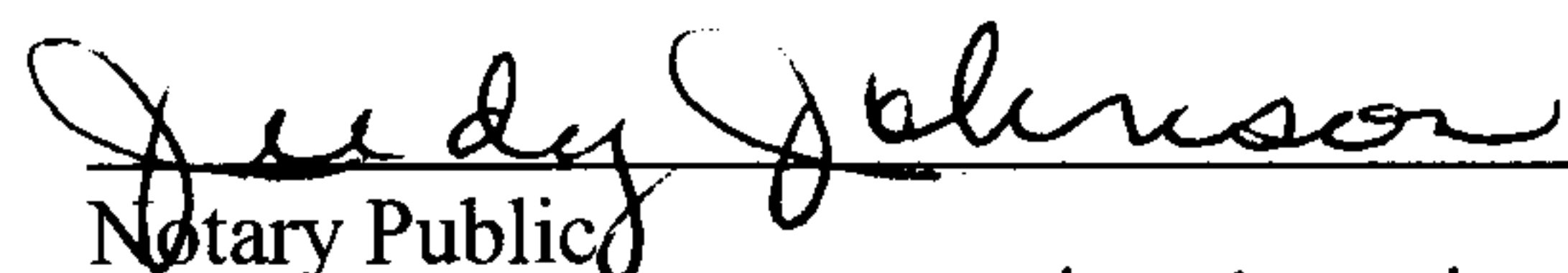
  
Christine B. Hendrix

THE STATE OF ALABAMA       )  
COUNTY OF MONTGOMERY    )


I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Christine B. Hendrix, whose name is signed to the foregoing 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 on the day the same bears date.

Given under my hand and official seal this the 1<sup>st</sup> day of August 2012.



  
Notary Public  
My Commission Expires: 6-2-2014

This Document Prepared by:  
David A. Bedgood  
160 Yeager Parkway  
Suite 105  
Pelham, Alabama 35124  
205-663-9777  
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[david@bedgoodlaw.com](mailto:david@bedgoodlaw.com)

  
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## REAL ESTATE SALES VALIDATION

Grantor's Name & Mailing Address:

Christine B. Hendrix

4273 Pennington PL  
Montgomery, AL 36117

Grantee's Name and Mailing Address:

Celeste Chandler

623 Riverchase Parkway West  
Birmingham, AL 35244

Property Address:

623 Riverchase Parkway West  
Hoover, Alabama 35244

Date of Sale: 8/29/2012/2012

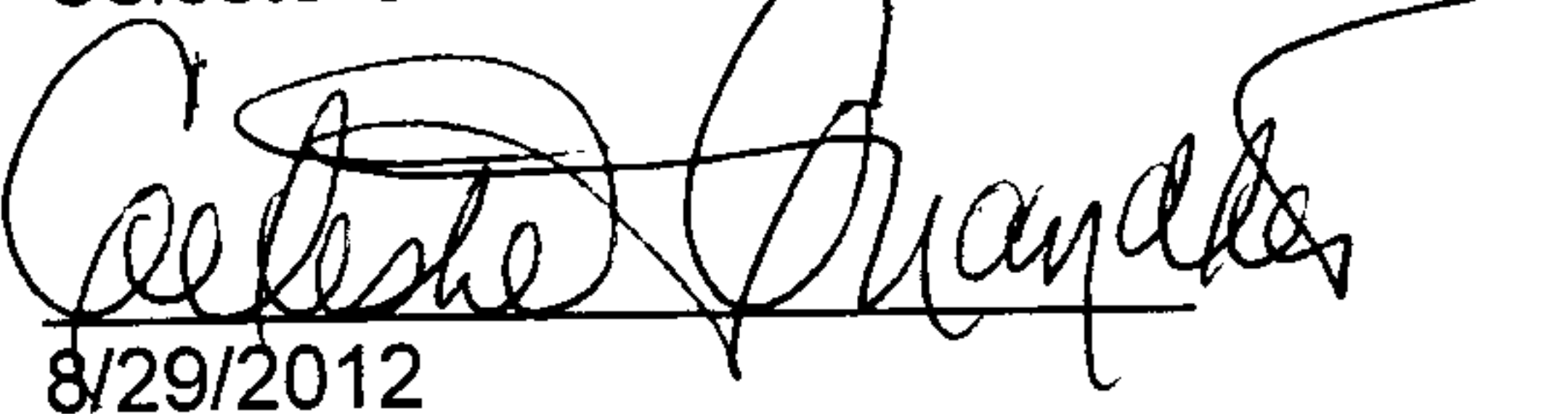
Total Purchase Price: \$180,000.00

Loan amount: \$176,739.00

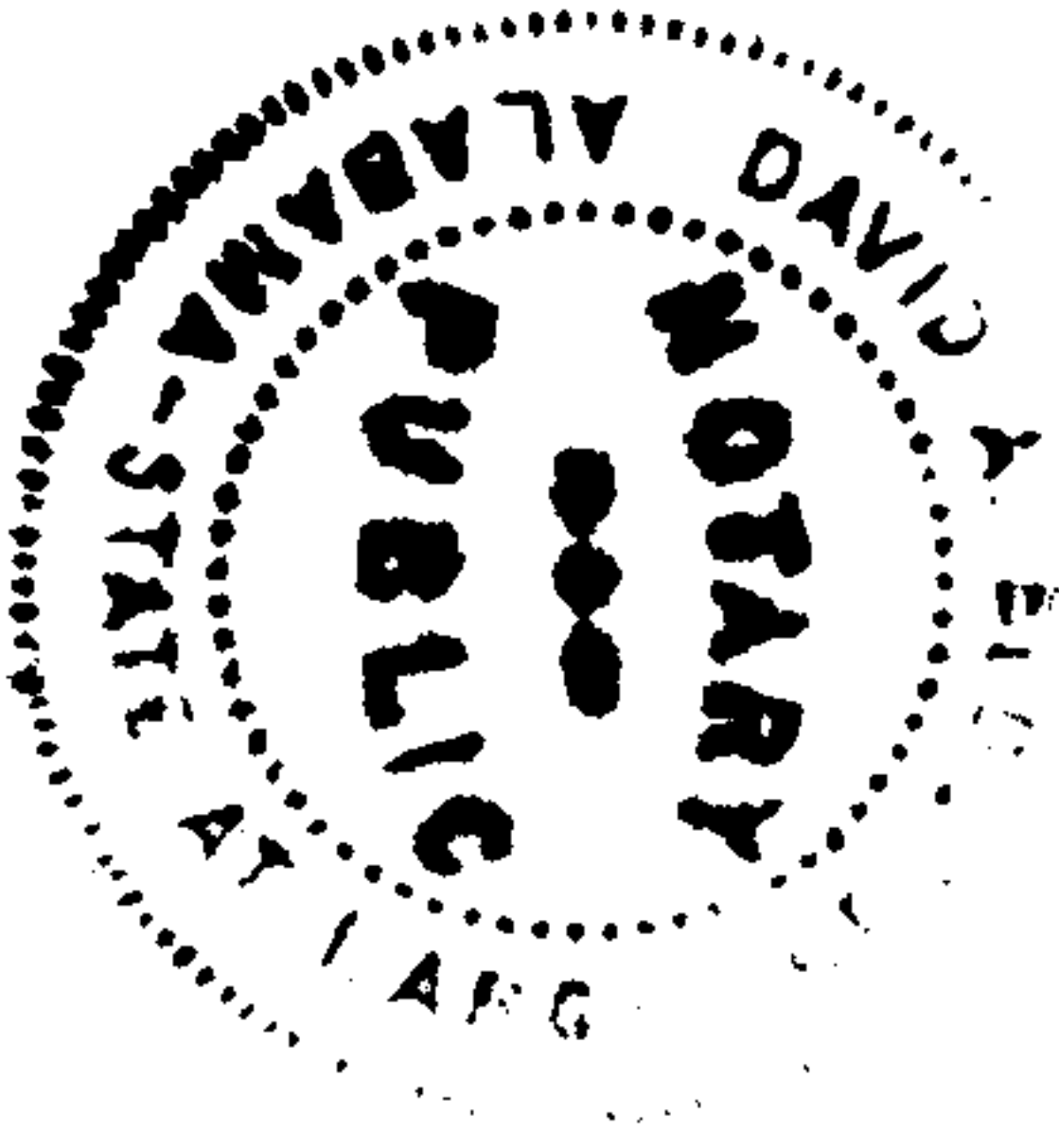
The purchase price or actual value claimed on this form can be verified in the HUD-1 Settlement Statement (Closing Statement).

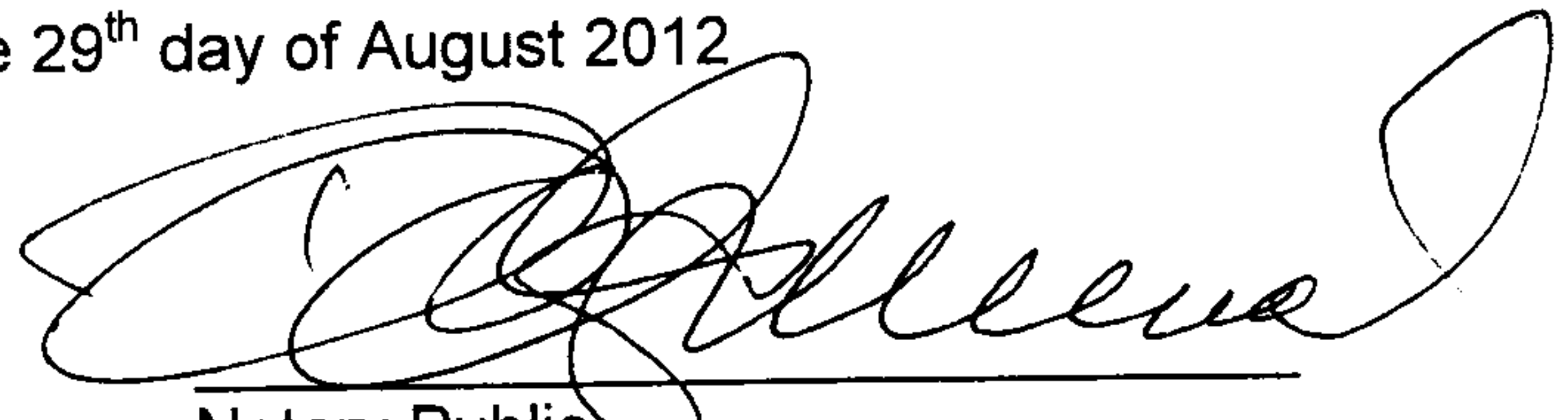
I attest to the best of my knowledge and belief that the information contained in the foregoing document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1(h).

Celeste Chandler

  
8/29/2012


Sworn to and subscribed before me on this the 29<sup>th</sup> day of August 2012





Notary Public

My commission expires: 8/16/15

  
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