

Phone (205) 443-9027

44 Lo Chaise Plantation Pkwy,
Birmingham, AL 35244

Warranty Deed

SHELBY COUNTY)

Alabama, the address of which is 446 Chase Plantation Parkway, Birmingham, AL 35244; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Note; \$153,900.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Shirley R. Spencer, an unmarried woman has/have hereunto set his/her/their hand(s) and seal(s) , this 4th day of September, 2014.

Shirley R. Spencer

Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Shirley R. Spencer, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my official hand, and seal this the 4th day of September, 2014.

Commission Expires: 3/5/17



EXHIBIT "A"
Legal Description

Lot 46, according to the Survey of Chase Plantation, 4th Sector, as recorded in Map Book 9, Page 156 A & B, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/05/2014 12:34:34 PM
\$25.50 KELLY
20140905000279600

S14-2483HUD

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.