

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
BRANDON PUCKETT
2213 WILLIAMSBURG DRIVE
PELHAM, ALABAMA 35124

WARRANTY DEED



20150403000106810 1/3 \$65.00
Shelby Cnty Judge of Probate, AL
04/03/2015 03:50:02 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of FORTY FIVE THOUSAND AND NO/100 DOLLARS (\$45,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged I, FLORENCE HUGGINS, a widow, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto BRANDON PUCKETT, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY , ALABAMA, to-wit:

Unit D, Lot 1, of Chandalar South Townhouses, as recorded in Map Book 7 page 166, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Commence at the most Northerly corner of said Lot 1, thence in a Southeasterly direction along the Northeast line of said Lot 1, a distance of 14.89 feet, thence 90 degrees right in a Southwesterly direction a distance of 21.87 feet to the point of beginning, said point being further identified as being the most Northerly corner of the Wood fence enclosing the front of Units A, B, C and D, thence continue in a Southwesterly direction along the center line of the Northwest fence, wall and fence of Unit D, a distance of 68.15 feet to the most Westerly corner of the fence enclosing the back of Units A, B, C and D, thence left in a Southeasterly direction along the center line of last described wood fence a distance of 13.10 feet to the most Northerly corner of attached storage compartment, thence right in a Southwesterly direction along the Northwest wall of said storage compartment a distance of 5.16 feet, thence left in a Southeasterly direction along the Southwest wall of said storage compartment a distance of 6.33 feet, thence left in a Northeasterly direction along the center line of common wall of said storage compartment of Units D and C, the center line of the wood fence, party wall and wood fence common to Units D and C, a distance of 73.31 feet to the center line of the aforementioned fence enclosing fronts of Units A, B, C and D, thence left in a Northeasterly direction along last described center line a distance of 19.20 feet to the point of beginning. Being situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2015, which are a lien but not yet due and payable until October 1, 2015.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in By-Laws of Chandalar South Townhouse Association, Inc. recorded in Miscellaneous Book 6 Page 860, First Amendment recorded in Miscellaneous Book 21 Page 164, Second Amendment recorded in Book 43 Page 135 and Book 323 Page 72 in the Probate Office.
3. Easement(s) to BellSouth Telecommunications, Inc. a Georgia Corporation dba AT&T Alabama as shown and recorded in Instrument No. 20080207000051690 in Probate Office.

Shelby County, AL 04/03/2015
State of Alabama
Deed Tax: \$45.00



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4. A 100 foot Right(s)-of-Way(s) to Alabama Power Company as shown on recorded Map Book 7 Page 166 in the Probate Office.
5. Articles of Incorporation of Chandalar South Townhouse Association, Inc. as recorded in Book 11 Page 665A in the Probate Office.
6. Rights of adjoining property owners in any party walls common to the Land and any adjoining Land.

TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 24th day of MARCH, 2015. *Date of closing 3/31/15.*

Florence Huggins (L.S.)
FLORENCE HUGGINS

by *Pamela Langley*
PAMELA LANGLEY

as her true and lawful Attorney-in-Fact as per
Property Power of Attorney recorded as
Instrument No. 20150318000083980.

STATE OF LOUISIANA
COUNTY/PARRISH OF *Caddo*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that PAMELA LANGLEY whose name as Attorney-in-Fact for FLORENCE HUGGINS as per Property Power of Attorney recorded as Instrument No. 20150318000083980, 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, as such Attorney-in-Fact and with full authority, has executed the same voluntarily on the day the same bears date on behalf of FLORENCE HUGGINS.

Given under my hand and official seal this 24th day of MARCH, 2015.

Misty L. Tidovsky
Notary Public
My Commission Expires: _____
AS TO SIGNATURE ONLY

Misty L. Tidovsky
Notary ID# 77011
Caddo Parish, Louisiana
My Commission is for Life

Grantor's Name:
FLORENCE HUGGINS
Mailing Address:
413 DUNMORELAND CIRCLE
SHREVEPORT, LOUISIANA 71106

Property Address:
1910 Chandalar Court
Pelham, AL 35124

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

Grantee's name:
BRANDON PUCKETT
Mailing Address:
2213 WILLIAMSBURG DRIVE
PELHAM, ALABAMA 35124

Date of Sale: MARCH 31, 2015
Total Purchase Price: \$45,000.00
or
Actual Value
or
Assessor's Market Value

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____



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