


THIS INSTRUMENT PREPARED BY:

F. Wayne Keith

Law Offices of F. Wayne Keith PC

120 Bishop Circle

Pelham, Alabama 35124


20151105000385640 1/3 \$42.00
Shelby Cnty Judge of Probate, AL
11/05/2015 12:21:33 PM FILED/CERT

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WARRANTY DEED

Joint tenants with right of survivorship

Shelby County, AL 11/05/2015
State of Alabama
Deed Tax:\$22.00

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Twenty Thousand, Six Hundred, Twenty Three and 84/100's Dollars (\$21,623.84)** to the undersigned,

Phillip Glassco, a married man

hereinafter referred to as grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantor grant, bargain, sell and convey unto

Rex F. Chilton and Nancy M. Chilton

hereinafter referred to as grantees as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Part of Lot 15, according to the Survey of Chancellor's Crossings, as recorded in Map Book 28, Page 75, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Commence at the Northwest corner of Lot 15 of the Survey of Chancellor's Crossing as recorded in Map Book 28, Page 75, said point being a found ½ rebar and being the Point of Beginning; thence run Southeasterly along the west line of said lot for a distance of 398.86 feet to a point; thence turn left 102 degrees, 13 minutes, 08 seconds and run Northeasterly along the south property line of said lot a distance of 40.93 feet to a point; thence turn left 77 degrees, 46 minutes, 53 seconds and run Northwesterly a distance of 378.66 feet to a set Weygand rebar; thence turn left 77 degrees, 55 minutes, 07 seconds and run Westerly a distance of 41.63 feet to the point of beginning.

Subject to:

- 1. Taxes for the year 2016 and subsequent years.**
- 2. Easement(s); building line; and, restrictions as shown on recorded map.**
- 3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.**
- 4. Less and except any part lying within a road right-of-way.**
- 5. Riparian rights associated with the Coosa River under applicable State and/or Federal law.**
- 6. Agreement to grant easement as recorded in Instrument No. 2000/18508, and Instrument No. 2000/18507.**
- 7. Transmission Line Permits to Alabama Power Company as shown by instruments recorded in Deed Book 112, Pages 117 and 191; Deed Book 111, page 415; Deed Book 107 page 266 and Deed Book 105, Page 262 in the Probate Office.**
- 8. Agreement by Jan Hamby Piper as set out in Real 187, Page 272 in Probate Office.**

9. Flood rights acquired by Alabama Power Company as set out in Deed Book 263, Page 208 in Probate Office.
10. Terms and conditions and limitations as set out in the Covenant Settlement with Lennis W. Caudill in re Case No. CV 91-879-NS and set out by Instrument No. 1992/15943 in Probate Office.
11. Restrictions and covenants appearing of record in Instrument No. 2002-5207.
12. Right-of-way granted to Alabama Power Company recorded in Instrument No. 2003-66108.

The above described property is not the homestead of the grantor or his spouse.

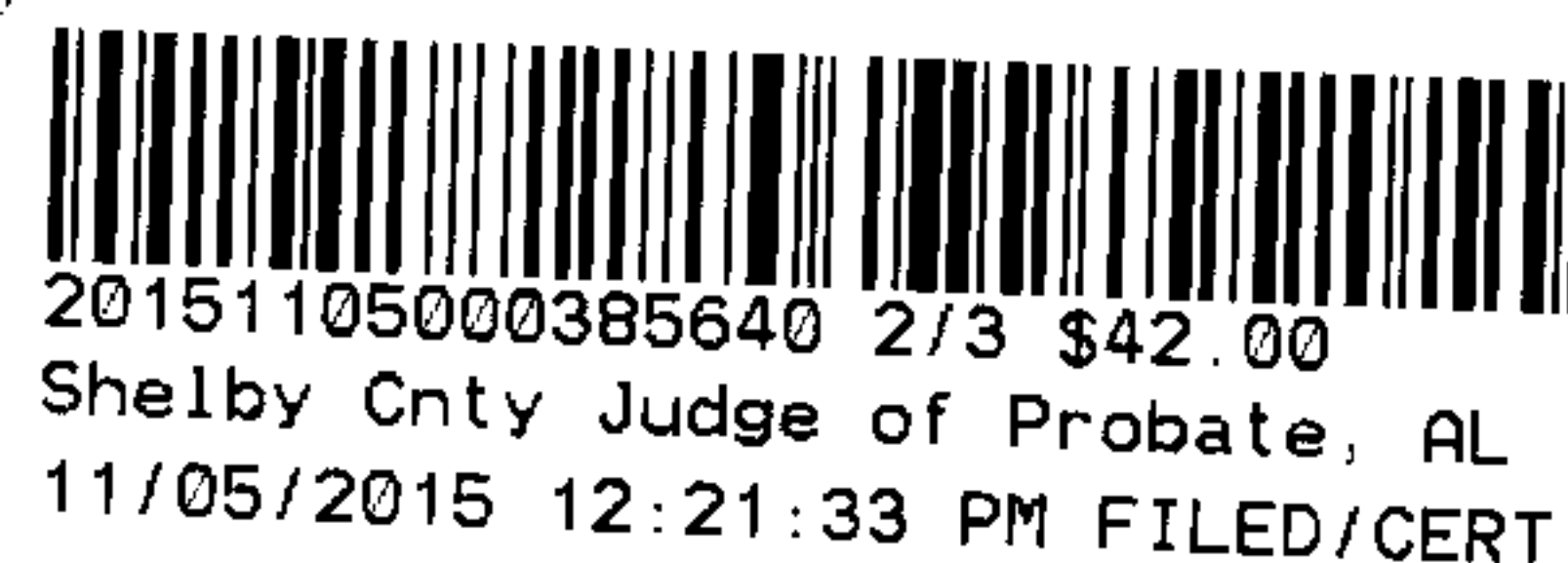
TO HAVE AND TO HOLD, to the said grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one or more grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do, for myself and for my heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free of 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 grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 2nd day of November, 2015.

WITNESS:


Phillip Glassco



STATE OF ALABAMA
SHELBY COUNTY

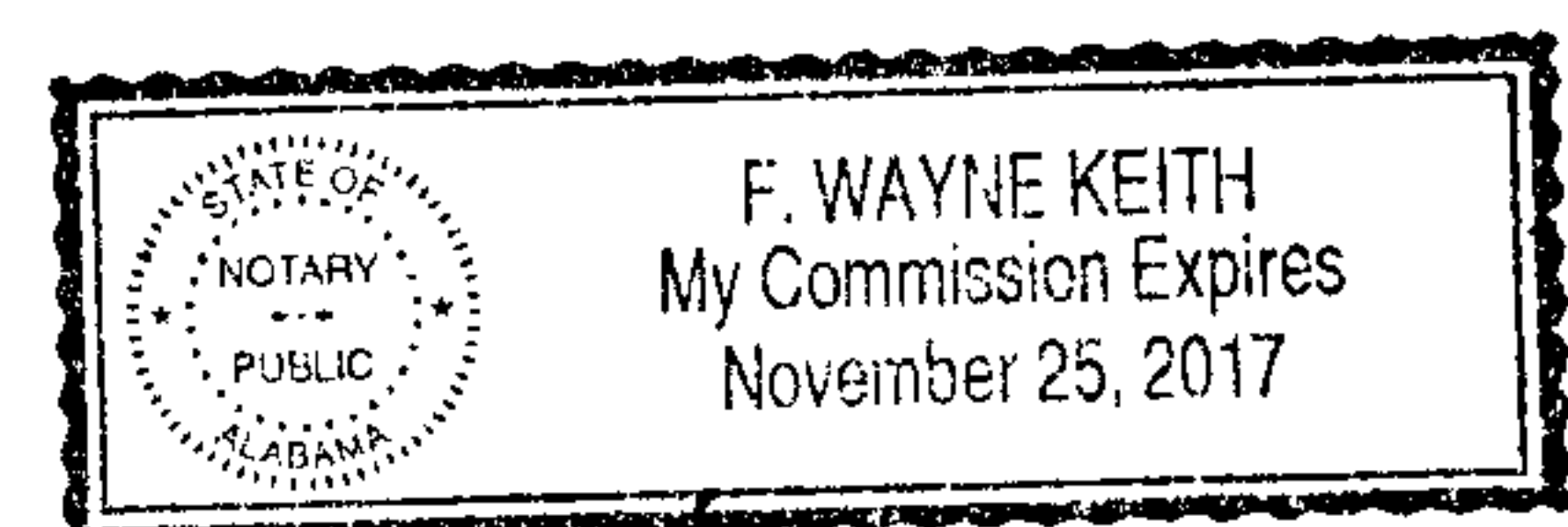
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Phillip Glassco, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 2nd day of November, 2015.



Notary Public

SEND TAX NOTICE TO:
Rex F. Chilton
Nancy M. Chilton
2000 Chancellor Ferry Cove
Harpersville, Alabama 35078



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantors' Name: Phillip Glassco

Mailing Address : 1031 Blue Herron Point
Birmingham, AL 35242

Grantee's Name: Rex F Chilton
Nancy M Chilton

Mailing Address: 2000 Chancellor Ferry Cove
Harpersville, AL 35078

Property Address: See legal description

Date of Transfer: November 2, 2015

Total Purchase Price \$20,623.84

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

	Bill of Sale	Appraisal
x	Sales Contract	Other
x	Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

I attest, to the best of my knowledge and belief that the information contained in this 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).

Date: November 2, 2015

x

Sign

verified by closing agent
F. Wayne Keith Attorney

RT-1



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