

This instrument prepared by:
Patrick F. Smith
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Deana Banks
1898 Chandalar Court
Pelham, AL 35124

GENERAL WARRANTY DEED

20170111000011640
01/11/2017 11:41:40 AM
DEEDS 1/3

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ninety-Six Thousand And No/100 Dollars (\$96,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, Century Management Group, LLC, A Limited Liability Company, does grant, bargain, sell and convey unto Deana Banks (hereinafter grantee, whether one or more), all of its right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Unit "A" Building 9 of Chandalar South Townhouses, Phase 2, as recorded in Map Book 7 Page 166, in Probate Office, located in the SW 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama; more particularly described as follows: Commence at the Southeast corner of said 1/4 - 1/4 Section; thence in a Northerly direction along the East line of said 1/4 - 1/4 Section, a distance of 980.76 feet; thence 90 degrees left in a Westerly direction a distance of 194.64 feet; thence 90 degrees left in a Southerly direction a distance of 97.03 feet to the corner of a wood fence that extends across the fronts of units A, B, C and D of said building 9; thence 85 degrees 51 Minutes right in a Southwesterly direction along the outer face of said wood fence extending across the front of unit D, C, and B a distance of 67.17 feet to the point of beginning and the centerline of a wood fence common to unit A and B; thence 90 degrees right in a Northwesterly direction along the centerline of said wood fence, a party wall, another wood fence and storage building all common to units A and B, a distance of 71.98 feet to the Northeast corner of said storage buildings; thence 90 degrees left in a Southwesterly direction along the Northwest outer face of said storage building a distance of 6.45 feet to the Northwest corner of said storage building; thence 90 degrees left in a Southeasterly direction along the Southwest outer face of said storage building a distance of 4.2 feet to a point on the outer face of a wood fence extending across the back of said unit A; thence 90 degrees right in a Southwesterly direction along the outer face of said wood fence a distance of 19.12 feet to the corner of said wood fence; thence 90 degrees left in a Southeasterly direction along the outer face of a wood fence, said unit A, and another wood fence a distance of 67.78 feet to the Southwest corner of said wood fence that extends across the fronts of units A, B, C, and D; thence 90 degrees left in a Northeasterly direction along the outer face of said wood fence extending across the front of said unit "A", a distance of 25.97 feet to the point of beginning, being situated in Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

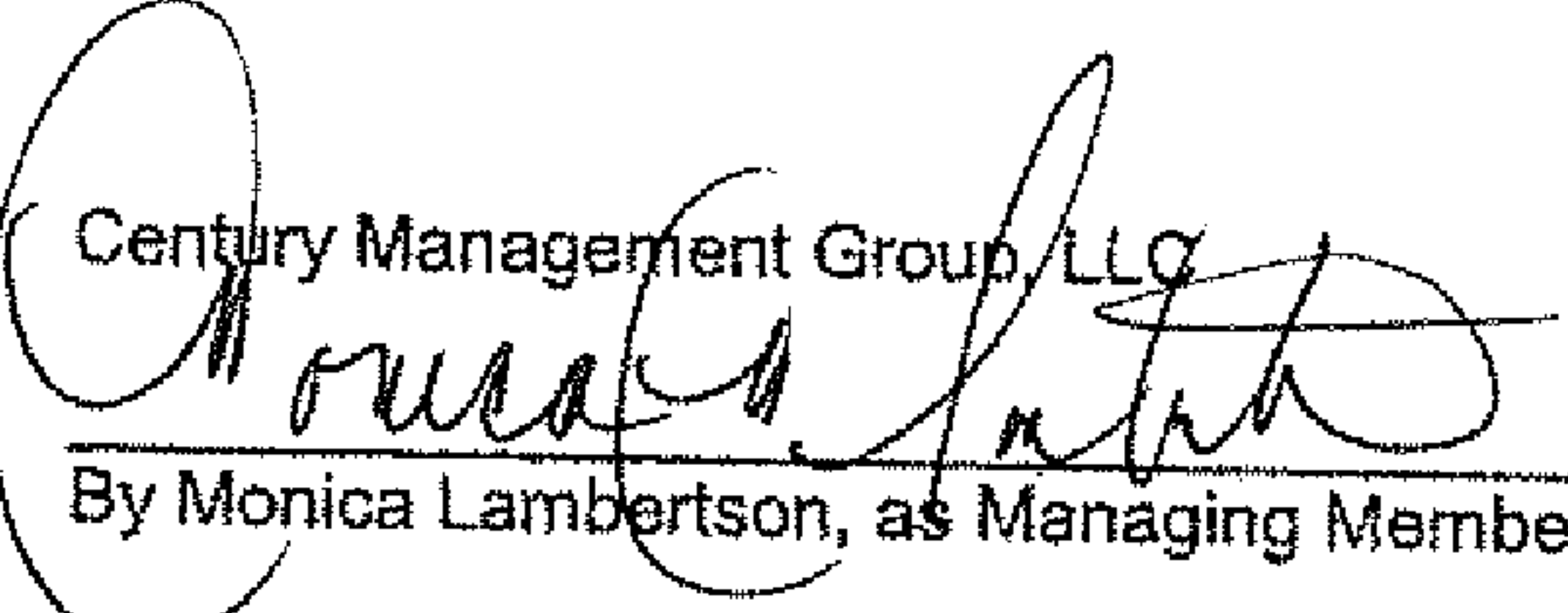
Ninety-One Thousand Five Hundred And No/100 Dollars (\$91,500.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and

FILE NO.: TS-1602474


grantor's successors, transferees and assigns shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on November 9, 2016.

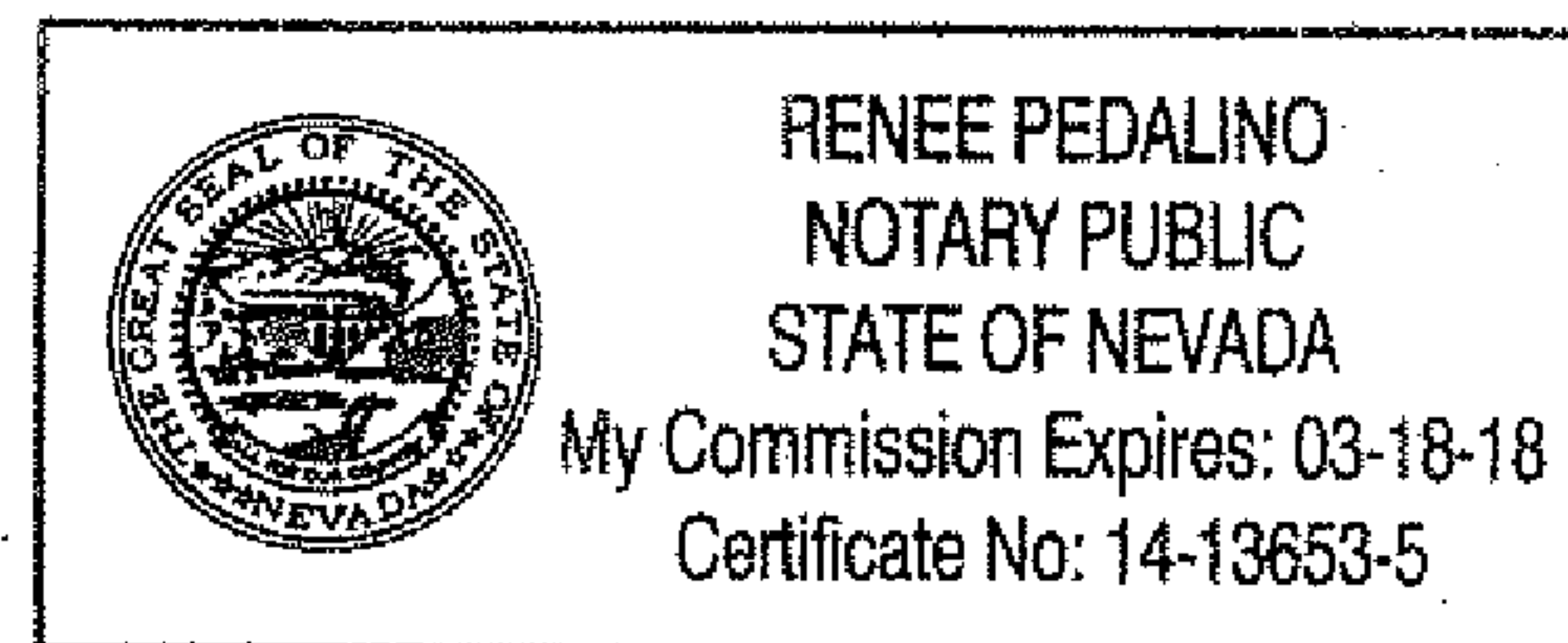
Century Management Group, LLC

By Monica Lambertson, as Managing Member

STATE OF Nevada
COUNTY OF Douglas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Monica Lambertson whose name is signed to the foregoing conveyance as Managing Member of Century Management Group, LLC and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date as the act of and on behalf of Century Management Group, LLC.

Given under my hand and official seal on 9th day of November, 2016.


Notary Public
My commission expires: 3-18-18



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FILE NO.: TS-1602474

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Grantor's Name Century Management Group, LLC

Grantee's Name Deana Banks

Mailing Address _____

Mailing Address 2059 Little Mountain Circle F9
Pelham AL 35124

Property Address 1898 Chandalar Court
Pelham, AL 35124

Date of Sale November 9, 2016

Total Purchase Price \$96,000.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

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: _____

____ 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.

Instructions

Grantor's name and mailing address - Century Management Group, LLC, . .

Grantee's name and mailing address - Deana Banks, . .

Property address - 1898 Chandalar Court, Pelham, AL 35124

Date of Sale - November 9, 2016.

Total purchase price - The total amount paid for the purchase of the property, both real and personal, being
conveyed by the instrument offered for record.

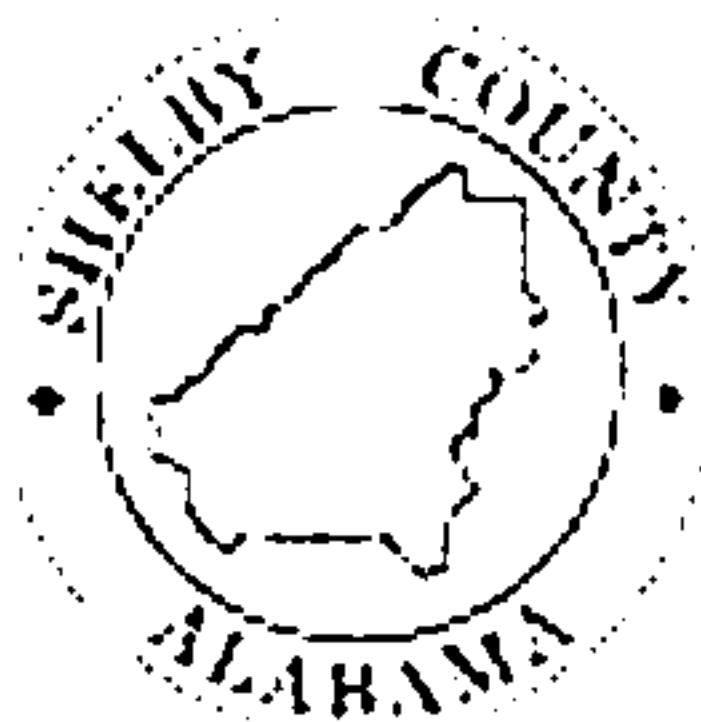
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
current use valuation, of the property as determined by the local official charged with the responsibility of valuing
property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama
1975 & 40-22-1 (h).

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 9, 2016

Sign [Signature]
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/11/2017 11:41:40 AM
\$25.50 CHARITY
20170111000011640

[Signature]