

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr.,
LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
Spentressia Fenn
1911 Chandalar Ct.
Pelham, AL 35124

20170131000037670
01/31/2017 11:02:33 AM
DEEDS 1/2

Warranty Deed

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$106,900.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Timothy Lingle A single person, whose mailing address is 250 Oak Branch Ln Chelsea AL 35043 - (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Spentressia Fenn, whose mailing address is 1911 Chandalar Ct., Pelham, AL 35124 (herein referred to grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 1911 Chandalar Court, Pelham, AL 35124; to-wit:

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

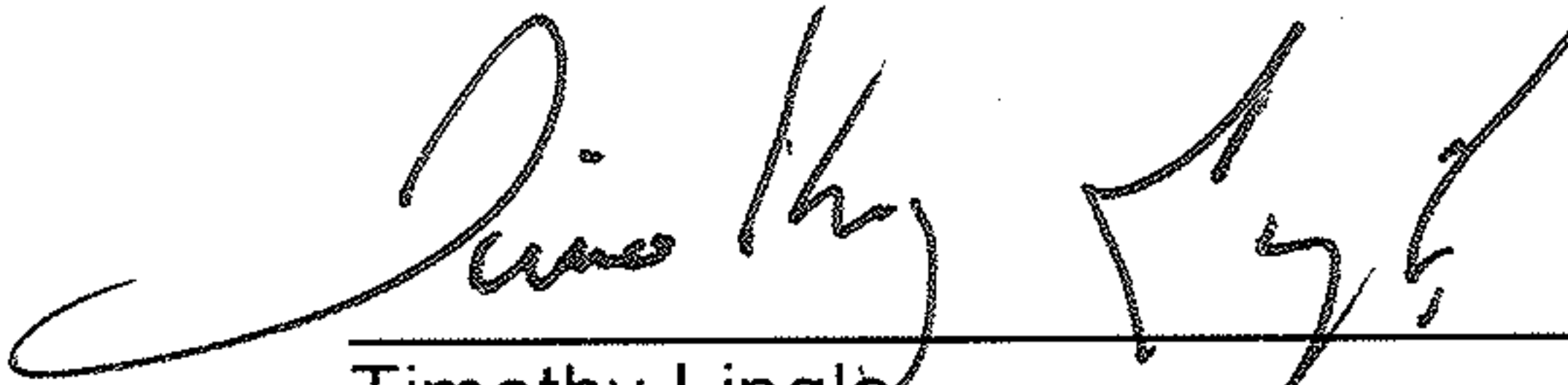
Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

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; \$103,400.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Timothy Lingle A single person has/have hereunto set his/her/their hand(s) and seal(s) , this 25th day of January, 2017.



Timothy Lingle

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Timothy Lingle, 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, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 25th day of January, 2017.



Notary Public
Commission Expires: 12-29-2019

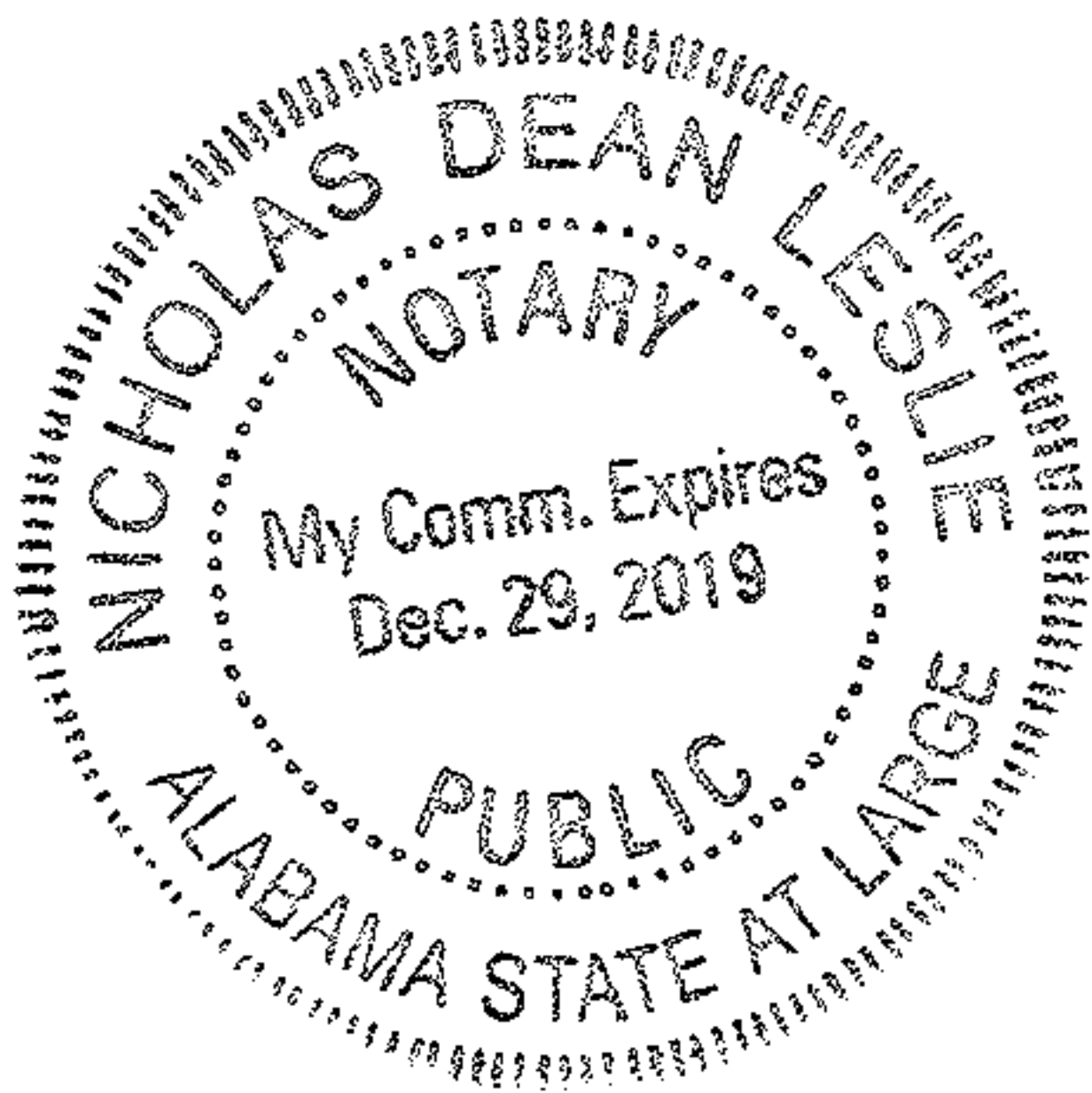
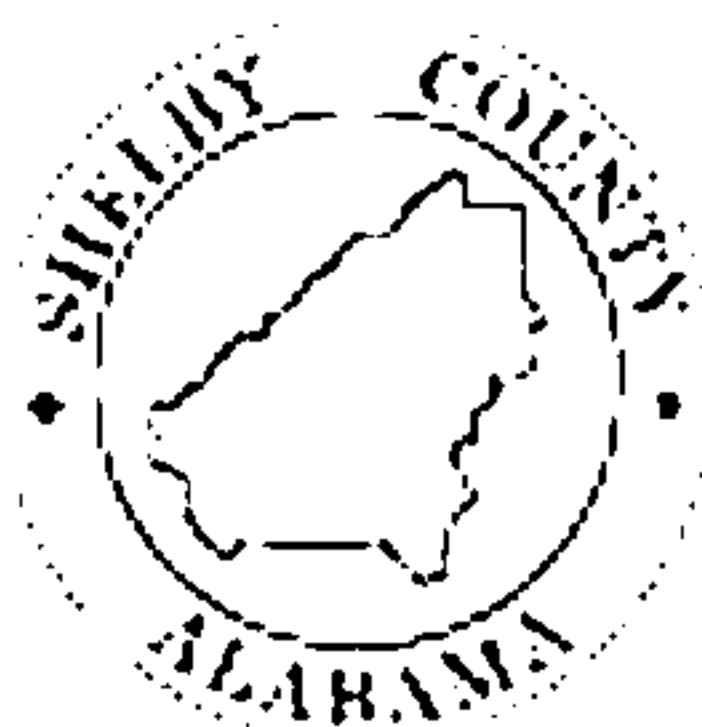


EXHIBIT "A"
Legal Description

Unit "B", Lot 4, of Chandalar South Townhouses, as recorded in map Book 6, Page 6 and re-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 Southerly corner of said Lot 4; thence run in a northeasterly direction along the southeast line of said Lot 4, a distance of 95.44 feet; thence 90 degrees left in a northwesterly direction a distance of 10.60 feet to the point of beginning; said point being further Identified as being the point of intersection of the center line of the wood fence enclosing the backs of Units "A", "B", "C" and "D" and the center line of the wood fence common to Units "8" and "C"; thence continue in a Northwesterly direction along the center line of fence, party wall and fence common to Units "B" and "C" a distance of 67.72 feet to the intersection with the center line of the wood fence enclosing the fronts of Units "A", "B", "C" and "D"; thence right in a northeasterly direction along the center line of said fence a distance of 23.95 feet to a point of intersection with the wood fence common to Units "A" and "B", thence right in a southeasterly direction along the center line of fence, party wall, fence and storage compartment common to said Units "A" and "B" a distance of 72.02 feet to the intersection of the center line of last described storage compartment wall and the southeast wall of attached storage compartment, thence right in a southwesterly direction along the southeast wall of said storage compartment a distance of 6.35 feet; thence right in a northwesterly direction along the southwest wall of said storage compartment a distance of 4.20 feet to the center line of the wood fence enclosing the backs of Units "A", "B", "C" and "D"; thence left in a southwesterly direction along the center line of said fence a distance of 17.35 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/31/2017 11:02:33 AM
\$21.50 CHERRY
20170131000037670

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the typed name and title.