

Send tax notice to:
Angel Edge
2248 Richmond Lane
Pelham, AL 35124
BHM1701257

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

20171229000464610
12/29/2017 03:23:50 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Nine Thousand Nine Hundred and 00/100 Dollars (\$129,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **Martha Carmen Pangman fka Martha Carmen Robinson and Jaime Pangman**, husband and wife, whose mailing address is: 1429 Longbrook Drive NE, Cullman, AL 35055 (hereinafter referred to as "Grantor"), by **Angel Edge** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, the address of which is **2248 Richmond Lane, Pelham, AL 35124**, to-wit:

Lot 39-A, according to a Resurvey of Lot 17, 1st Sector, Chanda Terrace, Resurvey of Lot 39, 2nd Sector, Chanda Terrace, as recorded in Map Book 10, page 18, in the Probate Office of Shelby County, Alabama. Also, a part of Lot 40, Chanda Terrace, 2nd Sector, as recorded in Map Book 9, page 101, said part of Lot 40 being more particularly described as follows: Beginning at the Southwest corner of said Lot 40, and run in a Northerly direction along the West line of said lot for a distance of 59.0 feet to the Southwest corner of Lot 39-A, in said subdivision; thence turn an angle to the right of 36° 31' 15" and run in a Northerly direction along the common line of Lots 29-A and 40 for a distance of 124.74 feet to a point on the curved Southerly right of way line of Richmond Lane; thence an angle to the right and run in a Southwesterly direction for a distance of 175.50 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$124,208.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

\$3,795.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Martha Carmen Pangman and Martha Carmen Robinson are one in the same person.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that heshe will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 20th
day of December 2017.

Martha Carmen Pangman fka
Martha Carmen Robinson

Martha Carmen Pangman fka Martha
Carmen Robinson

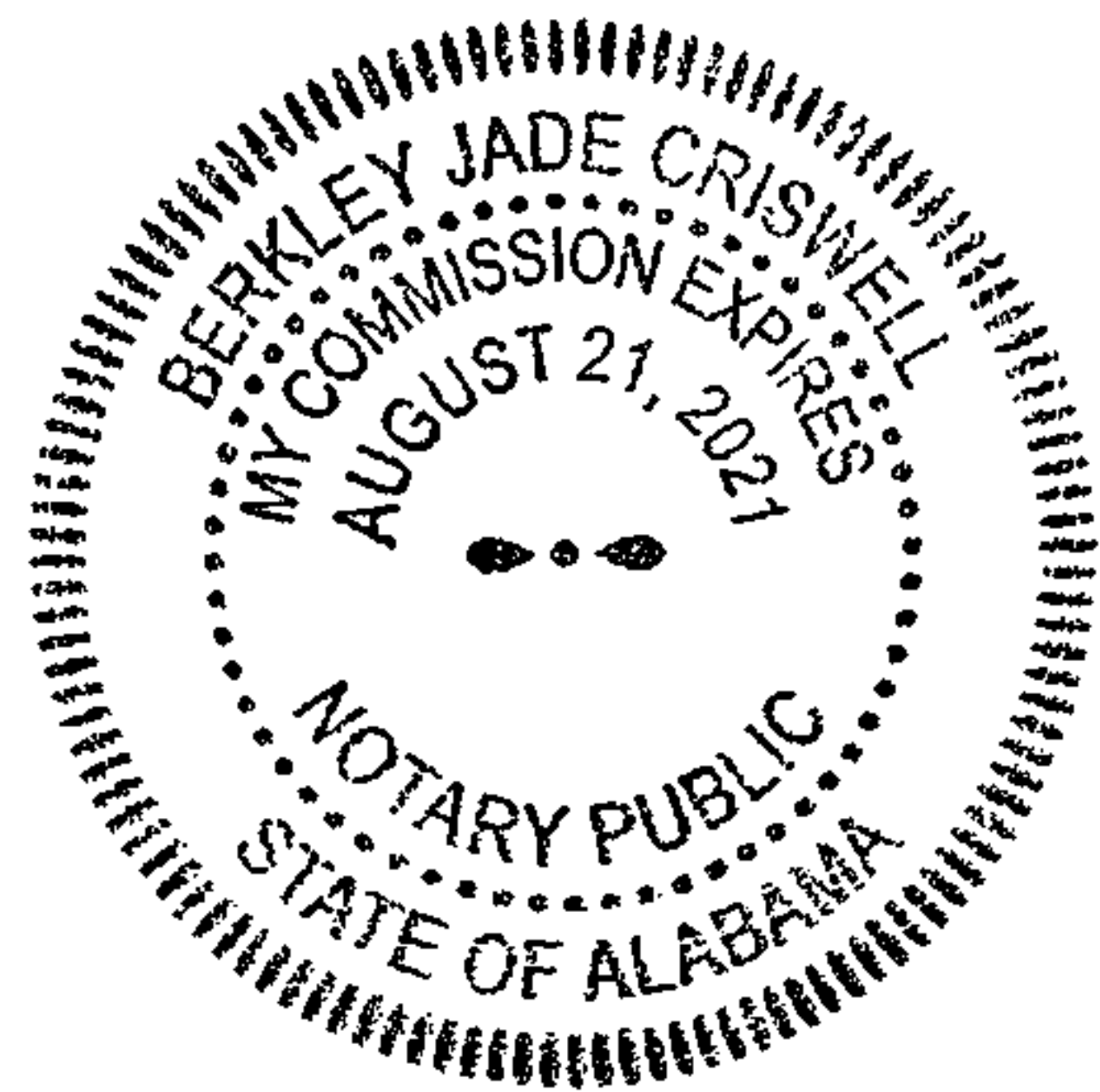
Jaime Pangman
Jaime Pangman

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Martha Carmen Pangman fka Martha Carmen Robinson and Jaime Pangman, whose names are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 20th day of December, 2017

(Notary Seal)



Berkley Jade Criswell

Notary Public

Print Name: *Berkley Jade Criswell*
Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/29/2017 03:23:50 PM
\$20.00 CHARITY
20171229000464610

James W. Fuhrmeister