

20180619000218060  
06/19/2018 02:25:24 PM  
DEEDS 1/2

Prepared by:  
Robert McNearney  
2870 Old Rocky Ridge Rd.  
Ste 160  
Birmingham, AL 35243

Send Tax Notice To:  
Teresa Rae Nix  
1905 Chandalar Ct  
Pelham, AL 35124

## GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety Nine Thousand Nine Hundred Dollars and No Cents (\$99,900.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we, Michael E. Waybright, a married person and Gillian Waybright, an unmarried person, whose address is 983 Yeager Parkway, Pelham AL (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Teresa Rae Nix (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

UNIT "C" BUILDING 7, PHASE 2 OF CHANDALAR SOUTH TOWNHOUSES, LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 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 830.76 FEET; THENCE 90 DEGREES LEFT, IN A WESTERLY DIRECTION, A DISTANCE OF 347.56 FEET; THENCE 99 DEGREES 22 MINUTES 30 SECONDS LEFT, IN A SOUTHERLY DIRECTION A DISTANCE OF 53.92 FEET TO THE POINT OF BEGINNING; SAID POINT BEING THE CENTER LINE OF A FENCE COMMON TO "C" AND "B", UNITS OF SAID BUILDING 7, THENCE CONTINUE ALONG LAST DESCRIBED COURSE ALONG SAID CENTER LINE OF SAID FENCE, THE CENTER LINE OF THE PARTY WALL COMMON TO SAID UNITS, FENCE COMMON TO SAID UNITS AND SOUTHEASTERLY WALL OF A UTILITY BUILDING, A DISTANCE OF 71.95 FEET TO THE SOUTHEAST CORNER OF SAID UTILITY BUILDING; THENCE 90 DEGREES RIGHT IN A SOUTHWESTERLY DIRECTION ALONG THE SOUTHEASTERLY WALLS OF SAID BUILDING A DISTANCE OF 6.29 FEET, TO THE SOUTHWEST CORNER OF SAID UTILITY BUILDING, THENCE 90 DEGREES RIGHT IN A NORTHWESTERLY DIRECTION ALONG THE SOUTHWESTERLY WALL OF SAID UTILITY BUILDING, A DISTANCE OF 4.3 FEET TO THE NORTHWEST CORNER OF SAID UTILITY BUILDING; THENCE 90 DEGREES LEFT, IN A SOUTHWESTERLY DIRECTION ALONG THE CENTERLINE OF A FENCE, A DISTANCE OF 12.71 FEET; THENCE 90 DEGREES RIGHT IN A NORTHWESTERLY DIRECTION ALONG THE CENTER LINE OF A FENCE COMMON TO "C" AND "D" UNITS, THE CENTER LINE OF PARTY WALL COMMON TO SAID "C" AND "D" UNITS THE CENTER LINE OF FENCE COMMON TO SAID "C" AND "D" UNITS, A DISTANCE OF 67.95 FEET; THENCE 90 DEGREES RIGHT ALONG THE OUTSIDE FACE OF A FENCE IN A NORTHEASTERLY DIRECTION A DISTANCE OF 19.0 FEET TO THE POINT OF BEGINNING. MAP OF SAID SUBDIVISION BEING RECORDED IN MAP BOOK 7, PAGE 166A, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to: All easements, restrictions and rights of way of record.

\$89,910.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Grantor is a \*, however, this property is the homestead of the Grantor or \* spouse.

TO HAVE AND TO HOLD, to the 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 said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all 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.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the 15th day of June, 2018.

by Michael E. Waybright  
Gillian Waybright  
Michael E. Waybright by Attorney-in-Fact Gillian Waybright

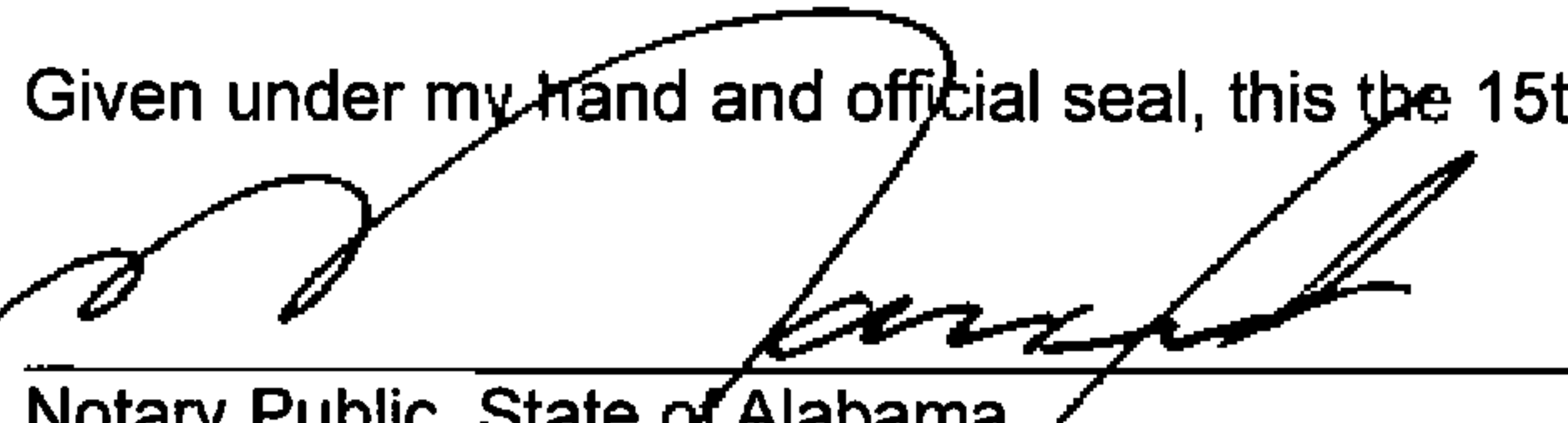
Gillian Waybright  
Gillian Waybright

State of Alabama  
County of Jefferson

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I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Michael E. Waybright, a married person and Gillian Waybright, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they in his/her/their capacity as Personal Representative and as Trustee of the Michael E. Waybright, a married person and Gillian Waybright executed the same voluntarily on the day the same bears date.

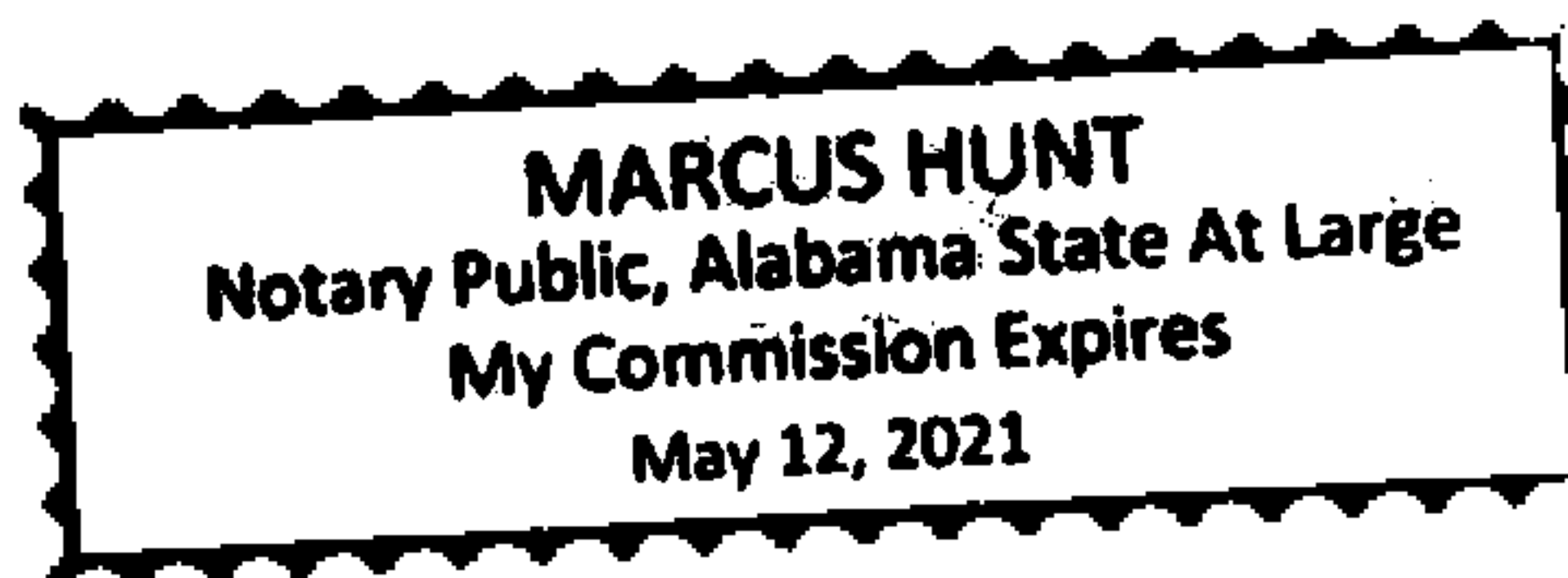
Given under my hand and official seal, this the 15th day of June, 2018.

  
\_\_\_\_\_  
Notary Public, State of Alabama

Marcus Hunt

Printed Name of Notary

My Commission Expires: 5/12/21



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/19/2018 02:25:24 PM  
\$28.00 JESSICA  
20180619000218060

