

Send Tax Notice To:  
DOUGLAS F. SCHAUER & SUSAN E. SCHAUER  
2009 Sourwood Drive  
Birmingham, Alabama 35244



# JEFFERSON TITLE CORPORATION

This instrument was prepared by

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) Holliman, Shockley & Kelly  
3821 Lorna Road, Suite 110  
(Address) Birmingham, AL 35244

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Jefferson COUNTY

That in consideration of One Hundred Ninety-Three Thousand Two Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

GERALD E. LOWTHER and wife, ANDRYA H. LOWTHER

(herein referred to as grantors) do grant, bargain, sell and convey unto

DOUGLAS F. SCHAUER and wife, SUSAN E. SCHAUER

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in \_\_\_\_\_

Shelby County, Alabama to-wit:

Lot 909, according to the Map and Survey of Riverchase Country Club, 16th Addition, as recorded in Map Book 9, Page 58, in the Probate Office of Shelby County, Alabama.

- SUBJECT TO: (1) Taxes for the year 1994 and subsequent years,  
 (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.  
 (3) Mineral and mining rights, if any.

\$125,300.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

10/07/1994-30701  
02:37 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCB 76.50

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, we have hereunto set our hand(s) and seal(s), this 28th

day of September, 19 94.

WITNESS:

\_\_\_\_\_  
(Seal) Gerald E. Lowther (Seal)  
GERALD E. LOWTHER

\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

\_\_\_\_\_  
(Seal) Andrya H. Lowther (Seal)  
ANDRYA H. LOWTHER

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, \_\_\_\_\_ the undersigned authority \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that GERALD E. LOWTHER and wife, ANDRYA H. LOWTHER whose name s are \_\_\_\_\_ signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of September A.D., 1994

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Mar. 12, 1997.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

James A. Holliman

Notary Public

Inst # 1994-30701