

This instrument was prepared by  
(Name) Corley, Moncus & Ward, P.C.  
(Address) 2100 SouthBridge Pkwy., Ste. 650  
Birmingham, Alabama 35209

Send Tax Notice To: BRAXTON EUGENE KACHELHOFER  
name  
5221 LOGAN DRIVE  
address  
BIRMINGHAM, ALABAMA 35242

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA }  
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FORTY FOUR THOUSAND AND NO/100-----  
----- DOLLARS (\$144,000.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
BRIAN C. STROUD

(herein referred to as grantors) do grant, bargain, sell and convey unto BRAXTON EUGENE KACHELHOFER AND WIFE,  
DOROTHEA E. KACHELHOFER

(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 8, IN BLOCK 10, ACCORDING TO THE SURVEY OF BROKEN BOW, SOUTH, AS RECORDED  
IN MAP BOOK 11, PAGE 82, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:  
ADVALOREM TAXES FOR THE YEAR 1995 WHICH ARE A LIEN, BUT NOT DUE AND PAYABLE  
UNTIL OCTOBER 1, 1995.  
10 FOOT EASEMENT ON SOUTH SIDE OF LOT AND RESTRICTIONS AS SHOWN ON RECORDED  
MAP.  
RESTRICTIONS APPEARING OF RECORD IN REAL VOLUME 160, PAGE 278.  
RIGHT-OF-WAY GRANTED TO SOUTH CENTRAL BELL TELEPHONE COMPANY RECORDED IN REAL  
VOLUME 224, PAGE 579.  
TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL  
MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.  
EASEMENT AS SET FORTH IN INSTRUMENT RECORDED IN INST.#1992-22875.

10/31/1994-32533  
11:48 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NCD 108.50

\$ 144,000.00 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention  
of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees  
herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not  
survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 have hereunto set my hand(s) and seal(s), this 26th  
day of October, 19 94.

\_\_\_\_\_(Seal) Brian C. Stroud \_\_\_\_\_(Seal)  
BRIAN C. STROUD  
\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)

STATE OF ALABAMA  
Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that  
BRIAN C. STROUD  
whose name(s) is signed to the foregoing conveyance, 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.

Given under my hand and official seal this 26th day of October, A.D., 1994

Gene W. Gray, Jr. Notary Public

Inst # 1994-32533