

This Document prepared by:  
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3821 Lorna Rd., Suite 110  
Birmingham, Al 35244

Send Tax Notice to:

1406 Gables Drive  
Hoover, AL 35244

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

STATE OF Alabama)  
Jefferson COUNTY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the sum of Thirty three thousand dollars to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, Irene A. Rothe, a single woman (herein referred to as grantors) do grant, bargain and sell and convey unto John Neil Rothe and Joyce Rothe Farr (herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to wit:

See attached Exhibit "A" which is hereby incorporated by reference and made a part hereof as though fully set out herein.

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.

Irene A. Rothe is the surviving grantee of that certain deed recorded in Book 296, Page 762 the other grantee, Charles A. Rothe, having died on or about the 30th day of November 1993.

TO HAVE AND TO HOLD, unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns and 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 (ours) 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 (ours) 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.

Given under my hand and seal on this the 13th day of March, 1994.

  
Irene A. Rothe

Inst # 1994-36537

12/14/1994-36537  
09:10 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 12.00

Inst # 1994-36537

STATE OF Alabama)  
Jefferson COUNTY)

I, a Notary Public in and for said County, in said State, hereby certify that Irene A. Rothe whose name 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, she, executed the same voluntarily.

Given under my hand and official seal this the 13th day of March, 1994.

  
NOTARY PUBLIC

My commission expires: 8-29-98

EXHIBIT "A"

Unit 1406, Building 14, in The Gables, a Condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto, as recorded in Real Volume 10, page 177 and amended in Real Volume 27, page 733, Real Volume 50, page 327 and Real Volume 50, page 340 and re-recorded in Real 50, page 942, Real 165, page 578, and amended in Real 59, page 19 and further amended by Corporate Volume 30, page 407 and in Real 96, page 855 and Real 97, page 937 and By-Laws as shown in Real Volume 27, page 733 amended in Real Volume 50, page 325, further amended by Real 189, page 222, Real 222, page 691, Real 238, page 241, Real 269, page 270, further amended by eleventh amendment to Declaration of Condominium as recorded in Real 284, page 181, together with an undivided interest in the common elements, as set forth in the aforesaid mentioned Declaration, said Unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9, pages 41 thru 44, and amended in Map Book 9, page 135, Map Book 10, page 49 and further amended by Map Book 12, page 50 in the Probate Office of Shelby County, Alabama.

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12/14/1994-36537  
09:10 AM - CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 12.09