

This instrument was prepared by:  
(Name) B. CHRISTOPHER BATTLES  
(Address) 3150 HIGHWAY 52 WEST  
PELHAM, AL 35124

Send Tax Notice to:  
(Name) SABINE ANDERS  
(Address) 1210 ELM DRIVE  
ALABASTER, AL 35007

1998-51849

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

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

That in consideration of ONE HUNDRED THIRTY ONE THOUSAND AND NO/100-----(\$131,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, DAVID G. TOWNSON and wife, TERESA L. TOWNSON (herein referred to as grantors), do grant, bargain, sell and convey unto SABINE ANDERS and wife, GERD ANDERS

(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, according to the survey of Autumn Ridge, as recorded in Map Book 12 Pages 4, 5, and 6 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$117,900.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

12/29/1998-51849  
11:51 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
JUL MEL 22.00

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 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 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 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 23rd day of December, 1998.

WITNESS  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
David G. Townson by his Attorney in Fact  
Teresa L. Townson (Seal)  
DAVID G. TOWNSON  
TERESA L. TOWNSON (Seal)

STATE OF ALABAMA )  
SHELBY COUNTY )

**ACKNOWLEDGMENT FOR POWER OF ATTORNEY**

I, the undersigned, a Notary Public in and for said State, hereby certify that TERESA L. TOWNSON, whose name as Attorney in Fact for DAVID G. TOWNSON, is signed to the foregoing conveyance and who is known to me, acknowledged before me this day that, being informed of the conveyance, she in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of December, 1998.

My Commission Expires: 2-25-2001

Notary Public