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20050314000112780 1/2 $70.50
Shelby Cnty Judge of Probate,AL
03/14/2005 08:31:50AM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

HAROLD SHIVERS
1808 SURREY TRAIL
HELENA, AL 35080

STATE OF ALABAMA)
COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED EIGHTY ONE THOUSAND DOLLARS and 00/100 ($281,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, EUGENE A. VONDERAU and MARY LOU VONDERAU, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto HAROLD SHIVERS and KATHY HONEYCUTT, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 8 ACCORDING TO THE SURVEY OF DEARING DOWNS 8TH ADDITION AS RECORDED IN MAP BOOK 10, PAGE 42 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2004 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2005.

2. 15 FOOT UTILITY EASEMENT ALONG THE NORTHERLY CORNER OF LOT AS SHOWN ON RECORD MAP.

3. 50 FOOT BUILDING RESTRICTIONS LINES FROM SURREY TRAIL AS SHOWN ON RECORDED MAP.

4. RESTRICTIONS APPEARING OF RECORD IN REAL 92, PAGE 953 AND RERECORDED IN REAL 99, PAGE 659 AND AMENDED IN REAL 168, PAGE 109.

5. RESTRICTIONS AS SHOWN ON RECORDED MAP.

6. EASEMENT/RIGHTS OF WAY GRANTED TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 52, PAGE 10 AND DEED BOOK 52, PAGE 586.

7. EASEMENTS TO PLANTATION PIPE LINE IN DEED BOOK 102, PAGE 510; DEED BOOK 116, PAGE 277 AND DEED BOOK 112, PAGE 362 AND DEED BOOK 112, PAGE 586.

8. SEWER EASEMENT AS RECORDED IN DEED BOOK 301, PAGE 709.

9. EASEMENT AS DESCRIBED OR REFERRED TO IN DEED BOOK 299, PAGE 358.

Shelby County, AL 03/14/2005
State of Alabama
Real Estate Excise Tax
Deed Tax:$56.50

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10. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS PRIVILEGES AND IMMUNITIES RELATING THERETO INCLUDING RELEASE OF DAMAGES AS RECORDED IN BOOK 65, PAGE 353.

$224,800.00 of the consideration herein was derived from a mortgage closed 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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, EUGENE A. VONDERAU and MARY LOU VONDERAU, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 23rd day of February, 2005.

EUGENE A. VONDERAU

MARY LOU VONDERAU

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that EUGENE A. VONDERAU and MARY LOU VONDERAU, HUSBAND AND WIFE, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 23rd day of February, 2005.

Notary Public

GEORGE M. VAUGHN
NOTARY PUBLIC
ALABAMA STATE AT LARGE

My commission expires: 9.29.06