20050418000181050 1/3 $18.00
Shelby Cnty Judge of Probate,AL
04/18/2005 12:16:54PM FILED/CERT

RERECORDED TO MARITAL STATUS OF GRANTORS

This instrument was prepared by

WPC & ASSOCIATES LLC
2 OFFICE PARK CIRCLE
SUITE 105
BIRMINGHAM, ALABAMA

Send Tax Notice To:

JOHN M. TROHA
JULANNE V. TROHA
4624 SOUTH LAKERIDGE DRIVE
HOOVER, ALABAMA 35244

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FOUR HUNDRED AND TWENTY THOUSAND ..... Dollars ($ 420,000.00) to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, WILLIAM E. PRITCHARD, JR. AS TO AN UNDIVIDED 75% AND PHYLLIS R. PRITCHARD AN UNDIVIDED 25% ~~HUSBAND AND WIFE~~ (herein referred to as Grantor, whether one or more) do, grant, bargain, sell and convey unto JOHN M. TROHA AND JULANNE V. TROHA, HUSBAND AND WIFE ..... (herein referred to as Grantee, whether one or more), as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

LOT 8, ACCORDING TO THE AMENDED MAP OF LAKE RIDGE SUBDIVISION AS RECORDED IN MAP BOOK 12, PAGE 51, IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA.

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF $_____ IS RECORDED HEREWITH

TO HAVE AND TO HOLD, to 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,

WILLIAM PATRICK COCKRELL
Notary Public, AL State at Large
My Comm. Expires May 28, 2006

Certified true copy

Cockrell

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COUNTY OF SHELBY

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, WE have hereunto set OUR hand(s) and seal(s), this 29TH day of APRIL, 20 04.

William E. Pritchard Jr. (Seal) Phyllis S. Pritchard (Seal)

(Seal) (Seal)

20050418000181050 3/3 $18.00
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JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

General Acknowledgment

I, W. Patrick Cockrell, a Notary Public in and for said County in said State, hereby certify that WILLIAM E. PRITCHARD, JR. AS TO AN UNDIVIDED 75% AND PHYLLIS R. PRITCHARD AN UNDIVIDED 25% 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 the 29TH day of APRIL, 20 04.

Notary Public

Return to:

WPC & Associates LLC
2 Office Park Circle, Suite 105
Birmingham, AL 35223
ph 870-0411
fx 870-0311