12607

20050603000270750 1/2 $15.00
Shelby Cnty Judge of Probate,AL
06/03/2005 02:43:38PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:
PADEN & PADEN
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:
JEFFREY A. EHLMAN
103 CEDAR BEND DRIVE
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 ONE HUNDRED THIRTY FIVE THOUSAND DOLLARS and 00/100 ($135,000.00) 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 JEFFREY A. EHLMAN and JOANNE L. EHLMAN, 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 40 IN BLOCK 2 ACCORDING TO THE SURVEY OF CEDAR BEND PHASE I AS RECORDED IN MAP BOOK 17, PAGE 139 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. 20 FOOT BUILDING RESTRICTION LINES FROM CEDAR BEND DRIVE AND ALONG THE REAR LOT LINE AS SHOWN ON RECORD MAP.

3. EASEMENTS AND RIGHTS OF WAY GRANTED ALABAMA POWER COMPANY AS RECORDED UNDER INSTRUMENT 1994/1181; DEED BOOK 109, PAGE 582; DEED BOOK 174, PAGE 306 AND DEED BOOK 226, PAGE 533.

4. RESTRICTIONS APPEARING OF RECORD UNDER INSTRUMENT NUMBER 1994-25594 AND INSTRUMENT NUMBER 1994-1181.

5. NOTES AS SHOWN ON RECORDED MAP.

$135,000.00 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

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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 26th day of May, 2005.

Eugene A Vonderau by + through
His attorney In Fact,
Mary Lou Vonderau

EUGENE A. VONDERAU BY AND THROUGH
HIS ATTORNEY IN FACT, MARY LOU VONDERAU

Mary Lou 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 26th day of May, 2005.

Notary Public My commission expires: 10-2-05

ELIZABETH L. HENDERSON NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that MARY LOU VONDERAU whose name(s) as attorney in fact for EUGENE A. VONDERAU, 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, they, executed the same voluntarily on the day the same bears date.

Given under my hand this the 26TH day of MAY, 2005.

Notary Public
My commission expires: 10-2-05

ELIZABETH L. HENDERSON NOTARY PUBLIC ALABAMA STATE AT LARGE