



20050912000470240 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
09/12/2005 10:50:31AM FILED/CERT

This instrument was prepared by:
HARRY W. GAMBLE
105 Owens Parkway, Suite B
Birmingham, Alabama 35244

Send tax notice to:
361 Summerchase Drive
Calera, Alabama 35040

**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 EIGHT HUNDRED AND NO/100 DOLLARS (\$135,800.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **TONYA MARIE WOOD, AN UNMARRIED PERSON** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **WALTER EARL PASCHEL AND LELIA E. PASCHEL** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 59, according to the Survey of Summerchase, Phase 4, as recorded in Map Book 26 page 111, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:


(1) Taxes or assessments for the year 2005 and subsequent years not yet due and payable; (2) Mineral and mining rights not owned by the Grantor (3) All easements, restrictions, covenants, and rights of way of record, including but not limited to: (a) Building setback line of 20 feet reserved from Summerchase Drive, as shown by plat (b) Restrictions, limitations, easements and conditions as set out in Map Book 26 Page 111 in said Probate Office (c) Declaration of Protective Covenants of said subdivision as set out in Inst. No. 2000-9762 in said Probate Office (d) Transmission Line Permit to Alabama Power Company recorded in Deed Book 99 page 465, Deed Book 103 Page 168, Deed Book 174 Page 309 and Deed Book 206 Page 220 in Probate Office (e) Underground transmission line to Alabama Power Company recorded in Inst. No. 2000-23206 in Probate Office (f) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Inst. No. 2000-16538 in Probate Office (g) Public utility easements as shown by recorded plat, including a 5 foot easement on the North within the building setback line.

\$135,800.00 of the purchase price recited above was paid from a mortgage loans closed simultaneously 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 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 grantees, 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 grantee, 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 encumbrances, unless otherwise stated 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.

31st In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this
day of August, 2005.

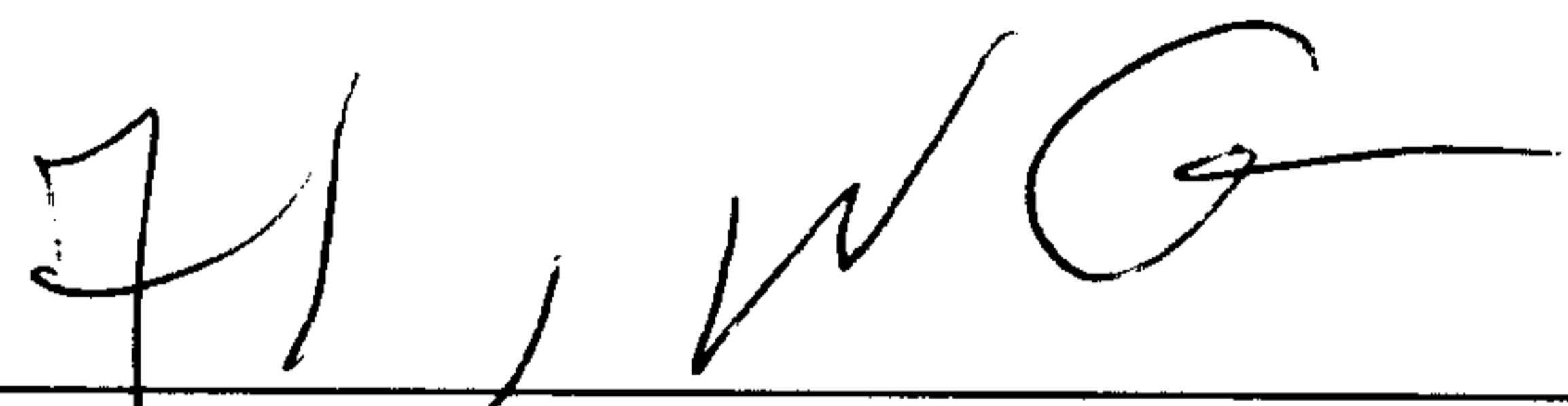


Tonya Marie Wood (SEAL)

STATE OF ALABAMA
COUNTY OF SHELBY

I, HARRY W. GAMBLE, a Notary Public in said and for said County, in said State, hereby certify that **TONYA MARIE WOOD, AN UNMARRIED PERSON**, 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of August, 2005.



Notary Public
My Commission Expires: 3/1/08