20060417000177390 1/2 $124.50
Shelby Cnty Judge of Probate,AL
04/17/2006 10:43:37AM FILED/CERT

Send tax notice to:
Anthony Michael Weiger
Debbra McAllister Weiger
236 Treymoor Lake Circle
Alabaster, AL 35007
06-1239

This instrument prepared by:
Joseph C. Kreps
Attorney at Law
1932 Laurel Road, Suite 1-E
Birmingham, AL 35216

STATE OF ALABAMA
JEFFERSON COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifteen Thousand Five Hundred and No/100 Dollars ($215,500.00), in hand paid to the undersigned, MARK MARSHALL AND LESLIE MARSHALL, HUSBAND AND WIFE, (hereinafter referred to as the "Grantor") by ANTHONY MICHAEL WEIGER AND DEBBRA MCALLISTER WEIGER, (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantee as joint tenants with right of survivorship, the following described real estate situated in **SHELBY** County, Alabama, to-wit:

LOT 489, ACCORDING TO THE SURVEY OF WEATHERLY TREYMORE ABBEY, SECTOR 22, AS RECORDED IN MAP BOOK 21, PAGE 59, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2006.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat

($105,000.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

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 Grantees, their heirs, executors, administrators and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances except as aforesaid, that I (we) have good right to sell and convey the same as aforesaid, and that I (we) will, and my (our) successors and assigns shall warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns, forever, against the lawful claims of all persons.

Shelby County, AL 04/17/2006
State of Alabama

Deed Tax:$110.50

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IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 30th day of March, 2006.

MARK MARSHALL

LESLIE MARSHALL

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MARK MARSHALL AND LESLIE MARSHALL, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30TH day of March, 2006.

Notary Public

[NOTARIAL SEAL] My Commission expires: 3-6-07