

This instrument was prepared by

A, Vincent Brown, Jr.
510 North 18th Street
Bessemer, AL 35020

File #0409-12

SEND TAX NOTICE TO:

Joshua Koch
Lindsey Koch
420 Old Cahaba Way
Helena, Alabama 35080

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Seventy-Two Thousand and 00/100 (\$172000) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **David P. Landrum and Natalie Landrum, a married couple**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Joshua Koch and Lindsey Koch, a married couple** (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in **Shelby County, Alabama to-wit:**

Lot 65, according to the Map and Survey of Old Cahaba II-B, as recorded in Map Book 30, Page 28, in the Office of the Judge of Probate of Shelby County, Alabama

SUBJECT TO:

1. (A) Taxes or assessments that are not shown as existing liens by the public records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (B) proceedings by a public agency that may result in taxes or assessments, or notices or such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interest, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. Any mineral and mining rights leased, granted or retained by current or prior owners.
6. Taxes and assessments for the year 2009 and subsequent year and not yet due and payable.
7. Easements and building line as shown on recorded map.
8. Restrictions as shown on recorded map(s).
9. Notes as shown on recorded map(s).
10. Right(s) of way to Shelby County, as recorded in Volume 155, Page 331; Volume 155, Page 425 and Lis Pendens Book 2, Page 165.
11. Right of Way granted to Alabama Power Company by Instrument(s) recorded in Volume 247, Page 853; Volume 131, Page 447 and Volume 139, Page 238.
12. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as recorded in Volume 61, Page 164.
13. Covenants and agreements relating to roadway easement as set forth in Volume 133, Page 277.

\$168803 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

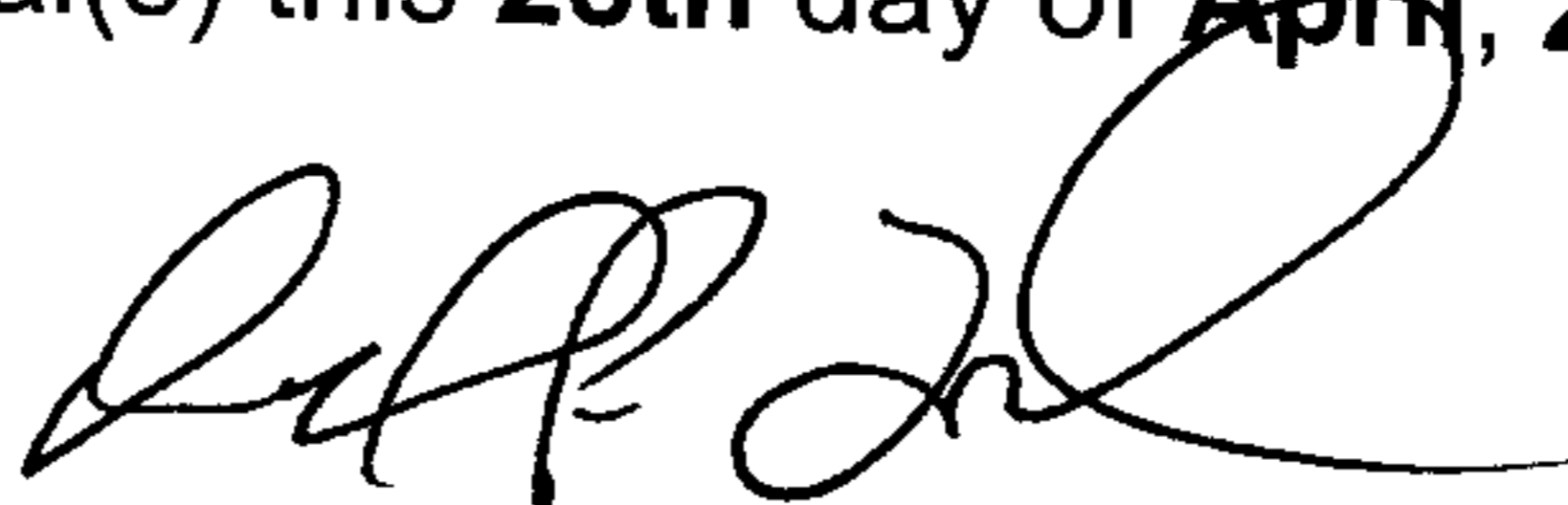



20090507000171240 2/2 \$17.50
Shelby Cnty Judge of Probate, AL
05/07/2009 01:30:09 PM FILED/CERT

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivor ship, 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 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 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

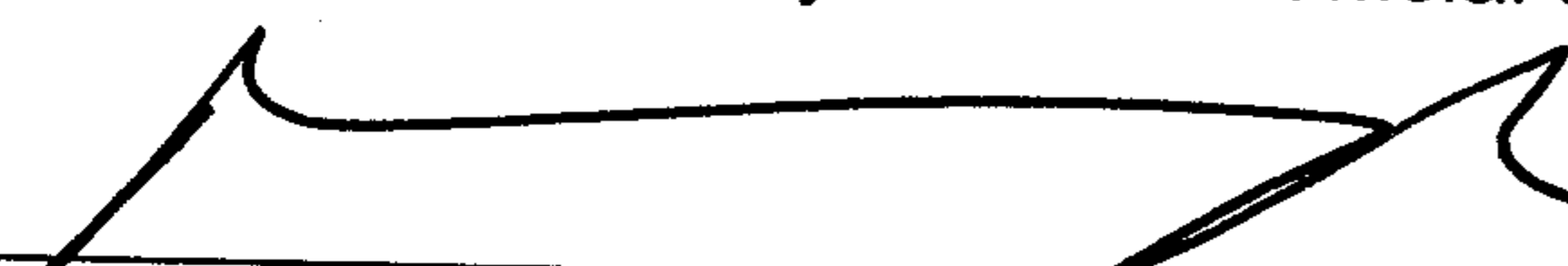
IN WITNESS WHEREOF, I/(we), **David P. Landrum and Natalie Landrum**, have hereunto set my (our) hand(s) and seal(s) this **28th** day of **April**, 2009.


_____(SEAL)
David P. Landrum

_____(SEAL)
Natalie Landrum

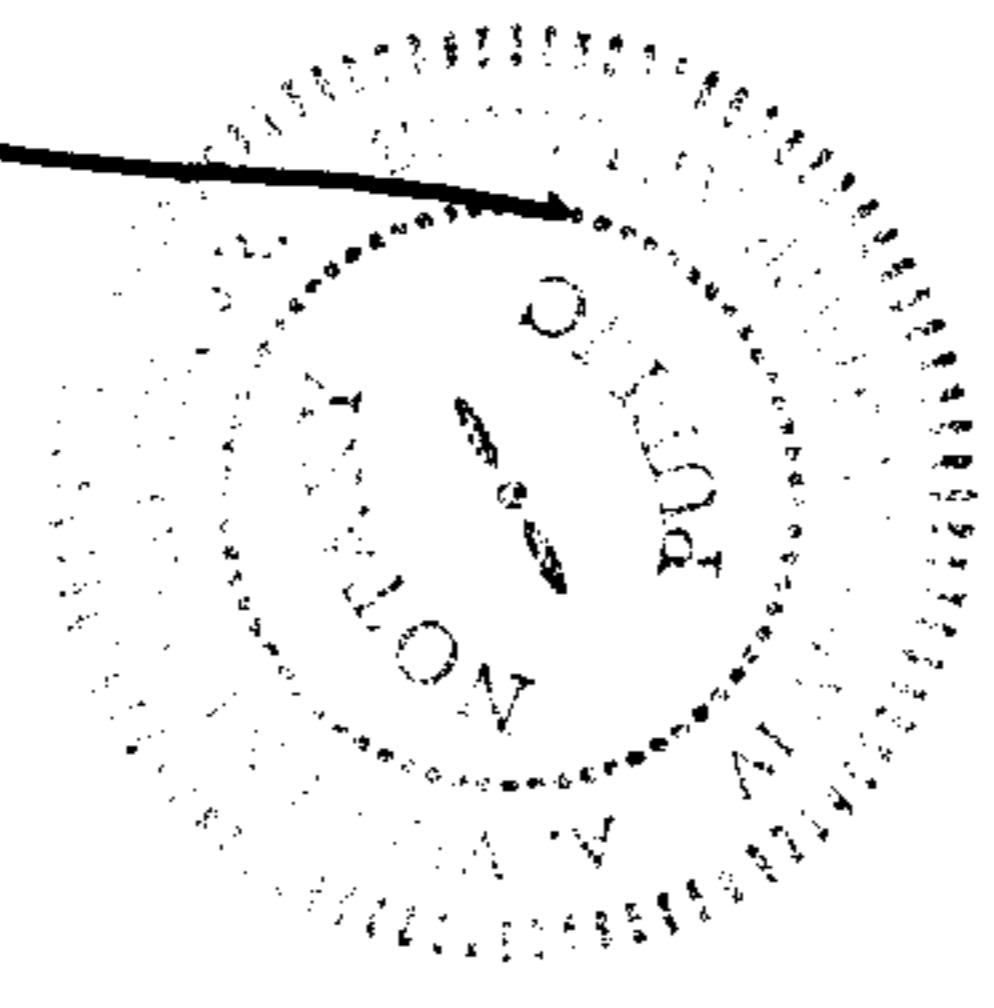
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **David P. Landrum and Natalie Landrum, a married couple** 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/THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **28th** day of **April**, 2009.



Notary Public
My commission expires 11-29-2011



Deed Tax : \$3.50