

**THIS INSTRUMENT PREPARED BY:**

George M. Vaughn, Esq.  
300 Cahaba Park Circle, Ste 200  
Birmingham, AL 35242

**SEND TAX NOTICE TO:**

DAVID R. PANDOLFI  
5021 CAHABA VALLEY TRACE  
BIRMINGHAM, ALABAMA 35242

**WARRANTY DEED**


STATE OF ALABAMA )

SHELBY COUNTY )

Shelby County, AL 12/22/2009

State of Alabama

Deed Tax : \$100.00

  
20091222000466770 1/2 \$114.00  
Shelby Cnty Judge of Probate, AL  
12/22/2009 10:29:08 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Three Hundred Ninety Two Thousand and 00/100 Dollars (\$392,000.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, Douglas C. Heimburger and Elizabeth H. Heimburger husband and wife, (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto David R. Pandolfi and Anne B. Pandolfi, husband and wife (herein referred to as "Grantees"), as Joint Tenants, with right of survivorship, all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

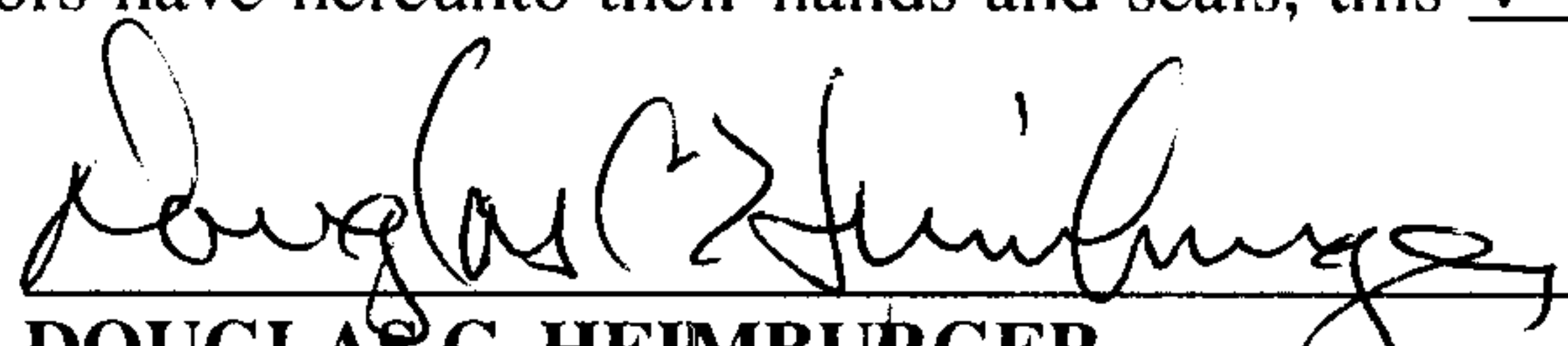
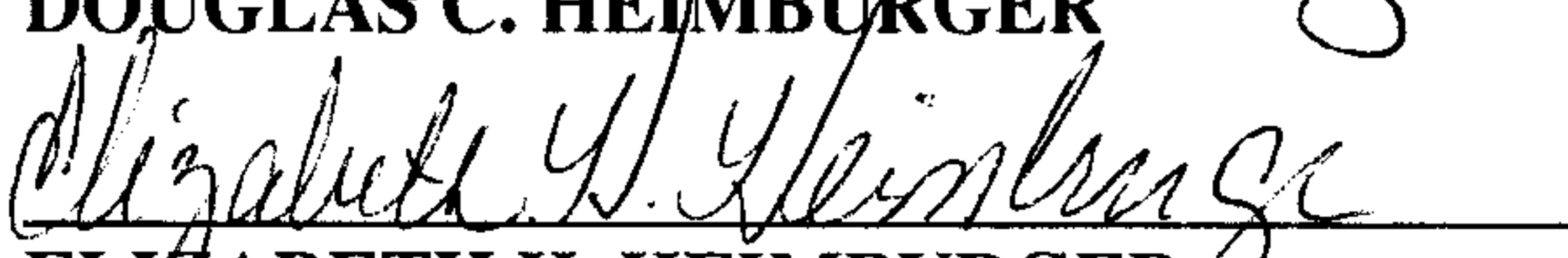
\*\$292,000.00 of the above-recited purchase price was paid from a first mortgage loan closed simultaneously herewith

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

**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 shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, and their assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantees, and their assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereunto their hands and seals, this 1<sup>st</sup> day of DECEMBER, 2009.

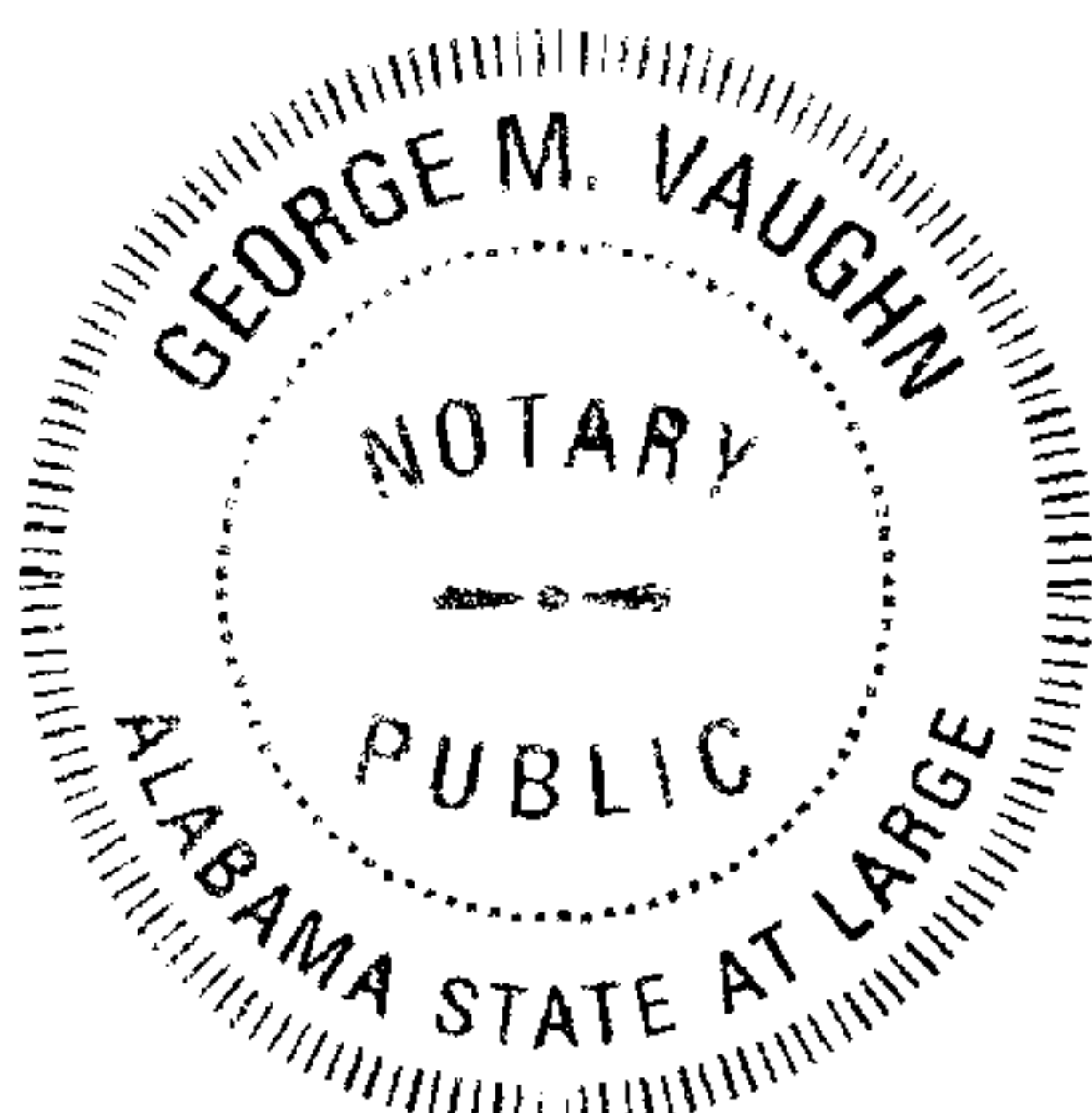
  
DOUGLAS C. HEIMBURGER  
  
ELIZABETH H. HEIMBURGER

STATE OF ALABAMA )

SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, DOUGLAS C. HEIMBURGER AND ELIZABETH H. HEIMBURGER, whose names 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 1<sup>st</sup> day of DECEMBER, 2009.




  
Notary Public

My Commission Expires: 9 29 2010

## **EXHIBIT A**

### **LEGAL DESCRIPTION**

Part of Lot 1, Sorrell Farms Estates as recorded in Map Book 9 on Page 166 in the Office of the Judge of Probate Shelby County, Alabama, more particularly described as follows: Begin at the North corner of said Lot 1 and run in a Southeasterly direction along the Northeast boundary of said Lot for a distance of 184.09 feet; thence turn an angle to the right of 75 degrees 52 minutes and run in a Southwesterly direction for a distance of 145.00 feet; thence turn an angle to the right of 91 degrees 03 minutes 28 seconds and run in a Northwesterly direction for a distance of 225.34 feet to the Southeastern boundary of Shelby County Highway No. 14 which is the Northwestern boundary of said Lot 1; thence turn an angle to the right of 103 degrees 04 minutes 32 seconds and run in a Northeasterly direction along said boundary for a distance of 191.59 feet to the point of beginning.

  
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