20100715000224920 1/1 \$332.50 Shelby Cnty Judge of Probate, AL 07/15/2010 10:41:46 AM FILED/CERT

This instrument was prepared by: David P. Condon, P. C. 100 Union Hill Drive Ste 200 Birmingham, AL 35209

Send tax notice to:

Mark R. Targe
2060 Brook Highland Ridge
Birmingham, Alabama 35242

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA	)	
SHELBY COUNTY	)	KNOW ALL MEN BY THESE PRESENTS

That in consideration of Five Hundred Twenty Thousand Three Hundred Ninety-Five and 00/100 Dollars (\$520,395.00) to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

## Eric Franz and his wife Deborah Franz

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

## Mark R. Targe and Kathleen P. Targe

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 2016, according to the Survey of Brook Highland, an Eddleman Community, 20th Sector, as recorded in Map Book 16, Page 148, in the Probate Office of Shelby County, Alabama.

\$200,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2010 ad valorem taxes not yet due and payable;

(2) all mineral and mining rights not owned by the Grantors; and

(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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 we do for ourselves and for our heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 7th day of July, 2010.

Fuc Franz h	John Franz	Debora Franz (Sea	ıl)
Eric Fr	ahz	Deborah Franz	
BY: Deborah Franz, h	is Attorney in Fact		
CTATE OF ALADAMA \		Shelby County, AL 07/15/2010	2
STATE OF ALABAMA )		State of Alabama	
JEFFERSON COUNTY )		Deed Tax : \$320.50	

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Eric Franz by and through his Attorney in Fact Deborah Franz, and Deborah Franz whose names are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance she, individually and in her authorized capacity as Attorney in Fact for Eric Franz, executed the same voluntarily on the day the same bears date.

Given under my hand and official scal this 7th day of July, 2010.

Neary Public: David P. Condon

No Commission Expires: 2-12-14