

SEND TAX NOTICE TO:

(Name) MARK W. SCHACH  
1942 RIVERWAY DRIVE  
(Address) BIRMINGHAM, ALABAMA 35244

This instrument was prepared by

(Name) Porterfield, Harper & Mills, P.A.  
#2 Office Park Circle, Suite 1  
(Address) Birmingham, Alabama 35223

Form 113 Rev. 3/82  
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED EIGHTY-NINE THOUSAND AND NO/100 (\$189,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

**Barry George Nedoba and wife, Sharon S. Nedoba**

(herein referred to as grantors) do grant, bargain, sell and convey unto

**MARK W. SCHACH AND WIFE, LIZABETH J. SCHACH**

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 245, according to the Survey of Riverchase Country Club, Ninth Addition, as recorded in Map Book 8, Page 46, A & B, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to all easements, restrictive covenants, reservations and rights of way appearing of record affecting the property.

\$144,000.00 OF THE TOTAL CONSIDERATION RECITED ABOVE WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith.

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.

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 said GRANTEES, 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 noted 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 17th

day of December, 19 90

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

91 NOV -1 AM 9:02

STATE OF ALABAMA }  
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Barry George Nedoba and wife, Sharon S. Nedoba whose name B 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 both executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of December, A.D. 19 90

My Commission Expires: 11-13-94

Susan K. Bartlett

Notary Public

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