

THIS INSTRUMENT PREPARED BY:
MAYNARD, COOPER & GALE, P.C.
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, AL 35203

SEND TAX NOTICE TO:
ERIC C. REITLER
909 Teaberry Lane
Hoover, Alabama 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED THIRTY FOUR THOUSAND AND NO/100----
Dollars (\$234,000.00) to the undersigned
grantor or grantors in hand paid by the GRANTEES herein, the
receipt whereof is acknowledged, we, ROBERT ALAN DOELLING and wife,
ANDREA JEAN DOELLING, (herein referred to as GRANTORS) do grant,
bargain, sell and convey unto ERIC C. REITLER AND ROBIN L. REITLER
(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 3224, according to the Survey of Riverchase Country
Club, 32nd Addition, as recorded in Map Book 14, Page 53,
in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. All taxes due for the year 1996 and thereafter.
2. Terms, agreements and right of way to Alabama Power
Company, as recorded in Real Volume 306, Page 135.
3. Right of Way granted to Alabama Power Company by
instrument(s) recorded in Real Volume 311, Page 692 and
Instrument No. 1992-08439.
4. Restrictions appearing of record in Misc. Book 14, Page
536; amended in Misc. book 17, Page 550; Real Volume 246, Page
889 and Instrument No. 1993-30402.
5. Title to all minerals within and underlying the premises,
together with all mining rights and other rights, privileges
and immunities relating thereto, together with any release of
liability for injury or damage to persons or property as a
result of the exercise of such rights as recorded in Deed Book
127, Page 140.
6. Release of damages recorded in Instrument No. 1993-30402.
7. A 10 foot easement along North lot line, as shown on
recorded map.

\$ 181,000.00 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.

Inst # 1996-39376

12/02/1996-39376
08:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 REC 66.50

Inst # 1996-39376

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 27th day of September, 1996.

X Robert Alan Doelling
ROBERT ALAN DOELLING

X Andrea Jean Doelling
~~ANDREA JEAN DOELLING~~

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT ALAN DOELLING ~~and wife~~ ~~ANDREA JEAN DOELLING~~, 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 27th day of September, 1996.

Carolyn M. Mumy
NOTARY PUBLIC

My Commission Expires: 12/7/99

(SEAL)

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 3rd day of October, 1996.

X

ROBERT ALAN DOELLING

Andrea Jean Doelling

ANDREA JEAN DOELLING

STATE OF Colorado
COUNTY OF Douglas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ~~ROBERT ALAN DOELLING and wife,~~ ANDREA JEAN DOELLING, 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 3rd day of October, 1996.

Shirley L. Wallace

NOTARY PUBLIC

My Commission Expires:

(SEAL)

3/7/00

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SHELBY COUNTY JUDGE OF PROBATE
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