

29712-1897

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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was  
prepared by:

SEND TAX NOTICE TO:

Pruch Brown, Turner,  
Norton & Waldrup, L.L.C.  
Attorneys at Law  
2340 Woodcrest Place  
Suite 450  
Birmingham, Alabama 35209

PHILIP A. HEIDRICH  
4509 OXFORD ROAD  
BIRMINGHAM, AL 35223

Inst # 1998-04003

STATE OF ALABAMA)

COUNTY OF SHELBY)

02/05/1998-04003  
03:15 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
18.00

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED THIRTY TWO THOUSAND EIGHT HUNDRED SIXTY TWO DOLLARS and 00/100 (\$132,862.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEE(S) herein, the receipt of which is acknowledged, we, DANIEL WILLIAM LARSEN, AN UNMARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto PHILIP A. HEIDRICH and JENNIFER RHEA HEIDRICH, HUSBAND AND WIFE, therein referred to as GRANTEE(S), as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 18, ACCORDING TO THE SURVEY OF OLD VIRGINIA, AS RECORDED IN MAP BOOK 7, PAGE 117, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$136,200.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

SUBJECT TO:

AD VALOREM TAXES FOR 1998, SAID TAXES BEING A LIEN BUT NOT DUE AND PAYABLE UNTIL OCTOBER 1, 1998 AND FURTHER SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS, BUILDING LINES, RIGHT OF WAY(S), LIMITATIONS AND AGREEMENTS AS THE SAME ARE FILED OF RECORD IN SAID PROBATE OFFICE.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD Unto the said GRANTEE(S) 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 GRANTEE(S), 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 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 GRANTEE(S), his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, DANIEL WILLIAM LARSEN, AN UNMARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 16th day of January, 1998.

Daniel William Larsen  
DANIEL WILLIAM LARSEN

STATE OF Ill  
COUNTY OF Cook

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DANIEL WILLIAM LARSEN, AN UNMARRIED PERSON, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 16th day of January, 1998.

\_\_\_\_\_  
Notary Public  
My commission expires:  
Inst # 1998-04003

14 Jan 1998  
Gloria Indelicato  
02/05/1998-04003  
03:15 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 SNA 18.00

OFFICIAL SEAL  
GLORIA INDELICATO  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 09/15/01