



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

SEND TAX NOTICE TO:
James L. Krueger
216 Fairview Circle
Montevallo, AL 35115

(Name) Brown & Battles, LLC

(Address) 3150 Hwy 52 West, Pelham, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Forty-Four Thousand Nine Hundred 00/100 (\$144,900.00) DOLLARS

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

John D. Rowland, Jr. and wife, Beatrice T. Rowland

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

James L. Krueger and wife, Carol J. Krueger

(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 25, according to the Survey of Fairview, as recorded in Map Book 22, Page 135, in the Probate Office of SHELBY County, ALABAMA.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$115,920.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Inst # 2000-23906

07/17/2000-23906
11:03 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 37.50

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 hand(s) and seal(s), this 7th

day of July, ~~xx~~ 2000

WITNESS:

(Seal)

John D. Rowland, Jr.
John D. Rowland, Jr.

(Seal)

(Seal)

Beatrice T. Rowland
Beatrice T. Rowland

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that John D. Rowland, Jr. and wife, Beatrice T. Rowland whose name 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 7th day of June A.D. ~~xx~~ 2000

My Commission Expires: 2-25-2001

Notary Public