

\*\*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.

THIS INSTRUMENT WAS PREPARED BY:  
Approved Attorney Title & Closing Company, L.L.C.  
One Town Center, Cheshire, CT 06410  
File No. 560133935

SEND TAX NOTICE TO:  
BOBBY D. LAWHORN  
BETTY D. LAWHORN  
152 GLEN ABBEY WAY  
ALABASTER, ALABAMA 35007  
#58-14-9-31-2-001-001-051

## WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW BY ALL THESE PRESENTS,

That in consideration of ONE HUNDRED EIGHTY SEVEN THOUSAND AND NO/100\*\*\*\*\*  
Dollars (\$ \*\*187,000.00\*\*\*) to the undersigned Grantor or Grantors in  
hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I or we, STEPHEN P.  
KLOSER and CATHY M. KLOSER, husband and wife, [herein referred to as GRANTOR(S)] do grant,  
bargain, sell and convey unto BOBBY D. LAWHORN and BETTY D. LAWHORN as joint tenants  
with rights of survivorship

(herein referred to as GRANTEE) the following described real estate situated in SHELBY County,  
ALABAMA, to-wit:

Lot 62, according to the Survey of Weatherly, Glen Abbey, Sector 12, Phase 3, as recorded in Map Book  
19 page 155 in the Probate Office of Shelby County, Alabama; being situated in Shelby County,  
Alabama.

**SUBJECT TO:** All easements, restrictions, reservations and rights of way appearing of record which  
affect the subject property.

**SEE ATTACHED EXHIBIT "A" FOR SPECIFIC EXCEPTIONS TO TITLE.**

\$ 177,600.00 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 GRANTEE, ~~his, her or their heirs and assigns forever~~ as joint tenants, with right of survivorship,  
their heirs and assigns, forever; it being the intention of the parties of this  
conveyance, that (unless the joint tenancy hereby created is severed or terminated\*\*  
And we do for ourselves and for our heirs, executors, and administrators covenant with the said  
GRANTEE, his, her or their heirs and assigns, that I/we are lawfully seized in fee simple of said  
premises; that it is 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, his, her or their heirs and  
assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/We have hereunto set our hands and seals this \_\_\_\_\_  
day of OCTOBER 05, 2000.

WITNESS:

✓ Diuse F. Riley  
WITNESS I

✗ Stephen P. Kloser (SEAL)  
STEPHEN P. KLOSER

✓ Cathy M. Kloser  
WITNESS

✗ Cathy M. Kloser (SEAL)  
CATHY M. KLOSER

STATE OF

COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STEPHEN P.  
KLOSER and CATHY M. KLOSER, whose name(s) is/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, he/she/they executed the same voluntarily on the same day the same bears date.

Given under my hand and official seal this 5<sup>th</sup> day of October, 2000.

[Signature]  
Notary Public  
My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.  
MY COMMISSION EXPIRES: Mar. 15, 2002.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

12/14/2000-43210 (SEAL)  
01:55 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MMB 20.50

Inst # 2000-43210