

Andrew J. Koehl
3811 Rime Village Rd
Hoover, AL 35216

Inst # 2001-14987

12-13-86
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 19.00
12413862001-14987
CERTIFIED

That in consideration of ONE HUNDRED THIRTY FIVE THOUSAND DOLLARS AND NO/100 (\$135,000.00) AND OTHER GOOD AND VALUABLE CONSIDERATION

Community Bank, an Alabama banking corporation

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Andrew J. Koehl, a single man and Jennifer C. Gomen, a single woman

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

Shelby County, Alabama, to-wit:

A part of the Southwest Quarter of Northwest Quarter of Section 4, Township 22 South, Range 3 West described as follows: Commence at a point 420 feet East of Southwest corner and on the North side of Tuscaloosa Road, which point is also Southeast corner of tract of land belonging to J.D. Smith, thence continue along North side of said Tuscaloosa Road East 263 feet to the point of beginning of tract herein described; thence North parallel with West line of J.D. Smith lot 420 feet; thence run West 120 feet; thence run South parallel with East line of said lot 420 feet to North line of said road; thence East along North line of said road 120 feet to point of beginning, excepting highway right of way.

EXCEPTED FROM THE WARRANTIES OF THIS DEED ARE AD VALOREM TAXES, EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

TO HAVE AND TO HOLD to 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.

29th day of March, 2001.

Community Bank, an Alabama banking corporation

By: Bishop K. Walker Jr. (Seal)
Its: Executive Vice President

STATE OF ALABAMA)
COUNTY OF BLOUNT)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Bishop K. Walker Jr. whose name as Executive Vice President of Community Bank, an Alabama banking corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, (he) (she) (they) as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office this 29th day of March, 2001.

Shannon Walker
NOTARY PUBLIC
MY COMMISSION EXPIRES 6-27-04

04/18/2001-14987 (NOTARY SEAL)
12:15 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 19.00