

This instrument was prepared by

(Name) William H. Halbrooks  
(Address) #1 Independence Plaza, Suite 704  
Birmingham, Alabama 35209

Send Tax Notice To: Arvel H. Gschwend  
name 908 Waterford Trail  
address Calera, Alabama 35040

62966-1002  
Inst # 2001-39629

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA }  
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirty-One Thousand, Eight Hundred & no/100--(\$131,800.00) Dollars  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Charlie F. Chancellor dba C & W Construction, a married man  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Arvel H. Gschwend and Cynthia C. Gschwend

(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 544, according to the Survey of Waterford Highlands, Sector I, as recorded  
in Map Book 27, Page 137, in the Probate Office of Shelby County, Alabama.  
Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$ 100,000.00 of the purchase price recited above was  
paid from a mortgage loan closed simultaneously herewith.

The property conveyed herein is not the homestead of Charlie F. Chancellor nor that of his spouse.

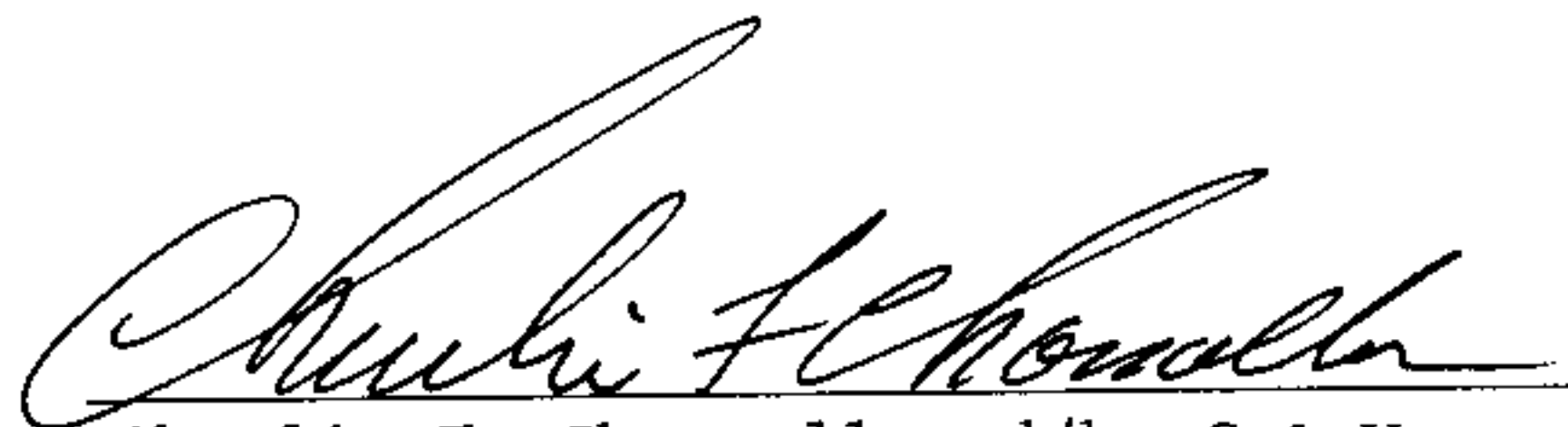
Inst # 2001-39629  
09/13/2001-39629  
09:28 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CH 43.00

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.

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, I have hereunto set my hand(s) and seal(s), this 29th  
day of August, 2001.

\_\_\_\_ (Seal)  
\_\_\_\_ (Seal)  
\_\_\_\_ (Seal)

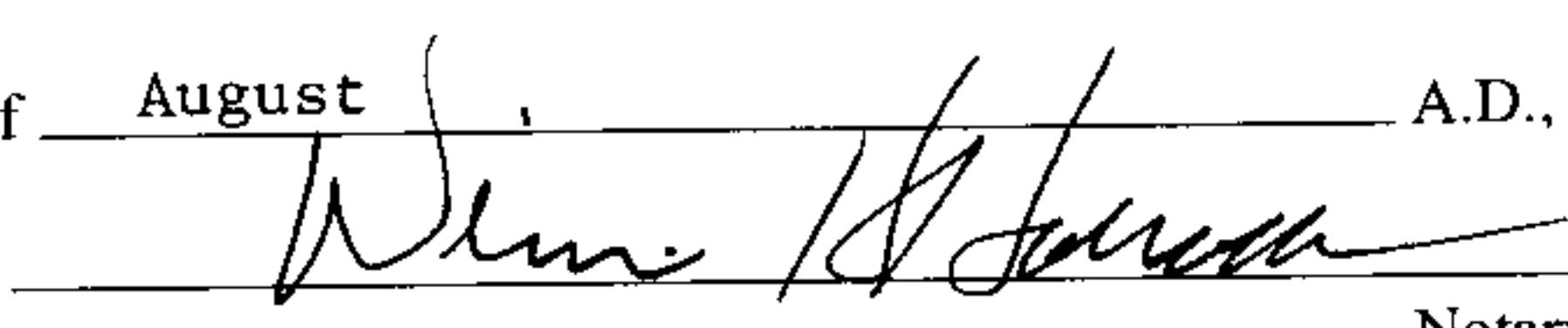
 (Seal)  
Charlie F. Chancellor d/ba C & W  
Construction (Seal)  
\_\_\_\_ (Seal)

STATE OF ALABAMA  
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Charlie F. Chancellor dba C & W Construction  
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me  
on this day, that, being informed of the contents of the conveyance he executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 29th day of August, A.D., 2001.

  
William H. Halbrooks

Notary Public