

7/16/06



20020508000216230 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
05/08/2002 13:04:00 FILED/CERTIFIED

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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PADEN & Paden
Attorneys at Law
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STATE OF ALABAMA)

COUNTY OF SHELBY)

SEND TAX NOTICE TO:

STEPHEN HOFFMAN
2042 WILDFLOWER DRIVE
BIRMINGHAM, AL 35244

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED TWO THOUSAND and 00/100 (\$202,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, KLAUS E. MONKEMULLER, AN UNMARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto STEPHEN HOFFMAN AND SHEILA D. HOFFMAN, HUSBAND AND WIFE, (herein referred to as GRANTEEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 129, ACCORDING TO RIVERCHASE WEST FOURTH ADDITION RESIDENTIAL SUBDIVISION, AS RECORDED IN MAP BOOK 7, PAGE 156, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2001 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2002.
2. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETO OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
3. 10-FOOT EASEMENT ON REAR OF PROPERTY LINE AND 10-FOOT EASEMENT ON EAST SIDE OF PROPERTY LINE OF SAID PROPERTY LINE OF SAID PROPERTY AS SHOWN ON THE RECORDED MAP OF SAID SUBDIVISION.
4. AGREEMENT WITH ALABAMA POWER COMPANY AS RECORDED IN MISC. BOOK 32, PAGE 207.
5. EASEMENTS REGARDING UNDERGROUND ELECTRICAL DISTRIBUTION, AS RECORDED IN MISC. BOOK 32, PAGE 213.
6. RESERVATION OF MINERAL AND MINING RIGHTS IN THE INSTRUMENT RECORDED IN DEED BOOK 127, PAGE 140, TOGETHER WITH THE APPURTENANT RIGHTS TO USE THE SURFACE.
7. TITLE TO REMAINING MINERALS AS RESERVED IN DEED RECORDED IN DEED BOOK 344, PAGE 390.

\$202,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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

IN WITNESS WHEREOF, the said GRANTORS, KLAUS E. MONKEMULLER, AN UNMARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 29th day of April, 2002.



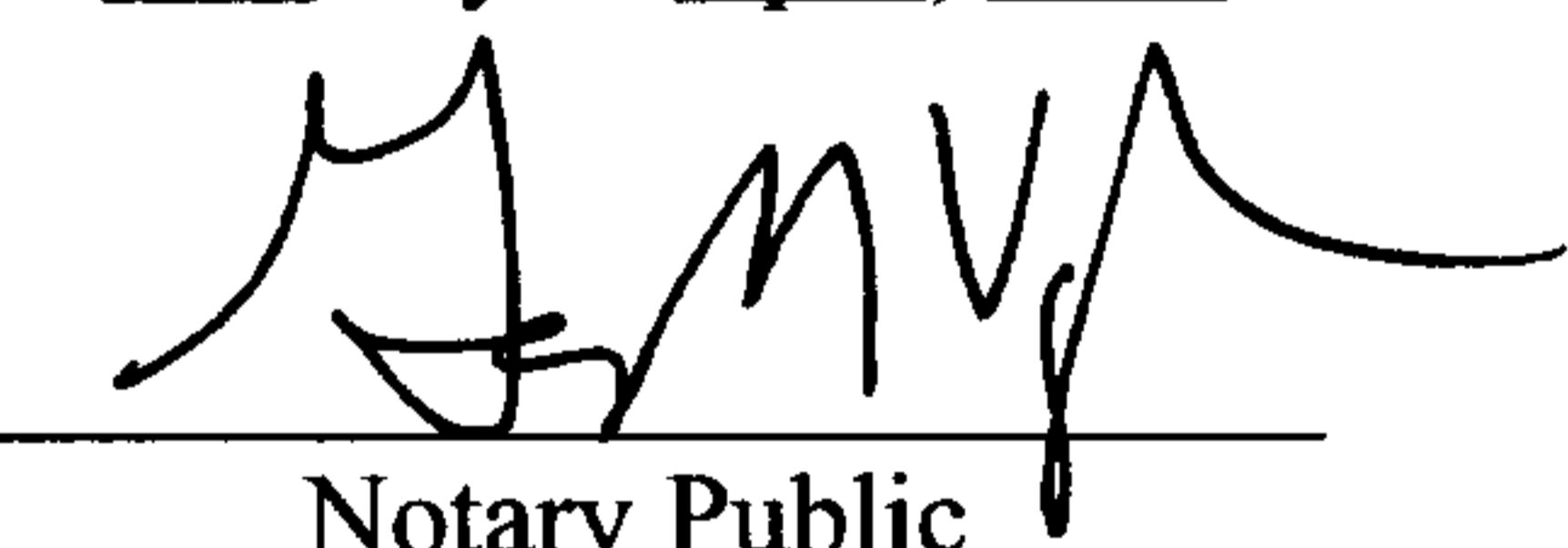
KLAUS E. MONKEMULLER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that KLAUS E. MONKEMULLER, 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 29th day of April, 2002.



Notary Public

My commission expires: 9.29.02