

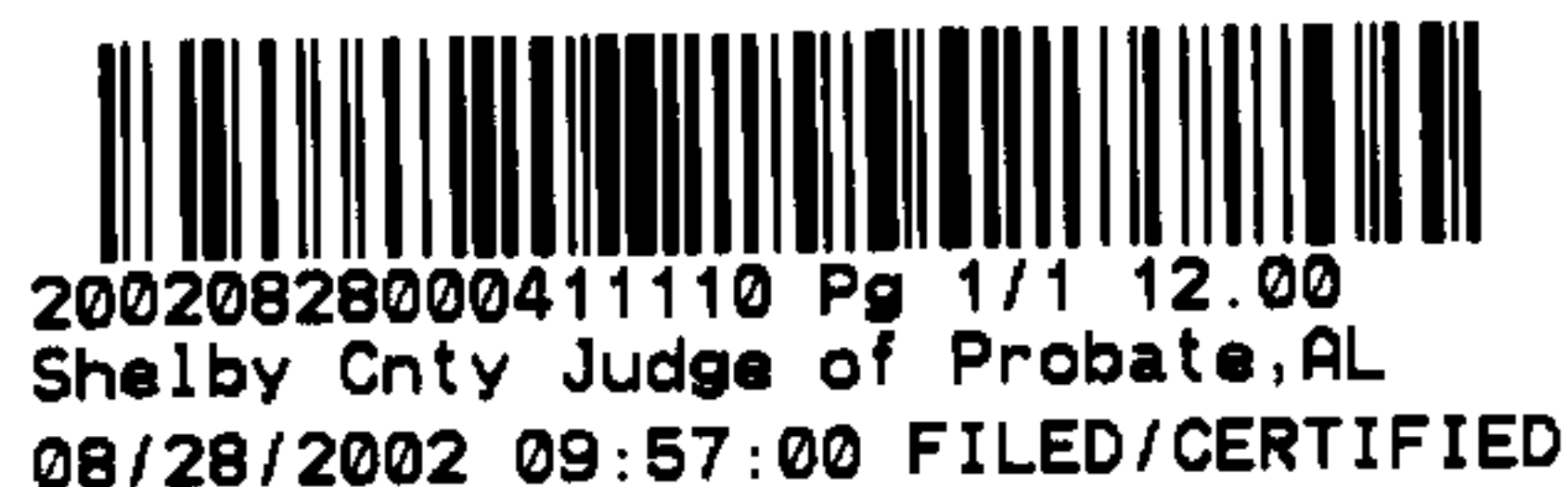
PLEASE RETURN TO:  
MOSS & CONDON, LLC  
300 UNION HILL DRIVE, SUITE 200  
BIRMINGHAM, AL 35209  
This instrument was prepared by:  
David P. Condon  
Moss and Condon, L.L.C.  
300 Union Hill Drive, Suite 200  
Birmingham, Alabama 35209

Send tax notice to:  
Ann B. Gardner  
1187 Riverchase Parkway West  
Hoover, Alabama 35244

\$1.00 No Tax.  
per recording  
of mortgage

WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY ) **KNOW ALL MEN BY THESE PRESENTS**



That in consideration of **Ten Dollars and 00/100 Dollars and other good and valuable consideration (\$10.00)** to the undersigned grantor(s) in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, we,

**Ann B. Gardner** a single woman with an undivided three-fourths (3/4) interest and **Gary C. Ohlman** and his wife, **Jane G. Ohlman** with an undivided one-fourth (1/4) interest

(hereinafter referred to as "Grantor(s)") do grant, bargain, sell and convey unto

**Ann B. Gardner**, a single woman with an undivided one-half (1/2) interest and **Gary C. Ohlman** and his wife, **Jane G. Ohlman** with an undivided one-half (1/2) interest

(hereinafter referred to as "Grantee(s)") the following described real estate situated in Shelby County, Alabama:

**Lot 44, according to the Survey of Third Addition to Riverchase Country Club, as recorded in Map Book 7, Page 53, in the Probate Office of Shelby County, Alabama**

- Subject to:
- (1) 2002 ad valorem taxes not yet due and payable;
  - (2) all mineral and mining rights not owned by the Grantors; and
  - (3) all easements, rights-of-way and encumbrances of record.

**This deed has been prepared without the benefit of a title search.**

TO HAVE AND TO HOLD an undivided one-half interest unto **Ann B. Gardner**, her heirs and assigns, forever; TO HAVE AND TO HOLD an undivided one-half interest unto **Gary C. Ohlman** and **Jane G. Ohlman**, (hereinafter referred to as "OHLMANS") 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 OHLMANS herein) in the event one OHLMAN herein survives the other, the entire interest in fee simple shall pass to the surviving OHLMAN, and if one does not survive the other, then the heirs and assigns of the OHLMANS herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee(s), their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantee(s), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 19th day of August, 2002.

Ann B. Gardner (Seal)  
Ann B. Gardner

Gary C. Ohlman (Seal)  
Gary C. Ohlman

Jane G. Ohlman (Seal)  
Jane G. Ohlman

DAVID P. CONDON

STATE OF ALABAMA )  
JEFFERSON COUNTY)

NOTARY PUBLIC

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Ann B. Gardner and Gary C. Ohlman and Jane G. Ohlman whose names 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 19 day of August, 2002.

David P. Condon  
Notary Public: David P. Condon  
My Commission Expires: 02-12-06