

This instrument was prepared by:

Stephen D. Keith
230 Bearden Road
Pelham, Alabama 35124

Please Send Tax Notice to:

William Mueller
1024 Highway 54
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration **Two Hundred Fifty Six Thousand and 00/100 Dollars (\$256,000.00)** and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I/we, **Werner H Beiersdoerfer and wife, Elaine W Beiersdoerfer**, (hereinafter referred to as Grantor whether one or more), do grant, bargain, sell and convey unto **William Mueller** (hereinafter referred to as Grantee), his heirs and assigns, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 1, according to the Survey of Cottonwood Farms, as recorded in Map Book 22, Page 34, in the Probate Office of Shelby County, Alabama.

\$204,800.00 of the purchase price being paid with a mortgage loan executed contemporaneously herewith.
\$51,200.00 of purchase price being paid with a second mortgage.
Subject to:

1. Taxes for the year 2003 and all subsequent years.
2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

TO HAVE AND TO HOLD to said Grantee, his heirs and assigns forever, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 1 Day of Aug, 2003.

Werner H Beiersdoerfer
Werner H Beiersdoerfer

Elaine W Beiersdoerfer
Elaine W Beiersdoerfer

State of Alabama)
)
Shelby County)

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that **Werner H Beiersdoerfer and Elaine W Beiersdoerfer**, whose name(s) are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that being informed of the contents they executed the same voluntarily for and as their act on the day same bears date.

Given under my hand and seal this 1 day of Aug, in the year 2003.

Notary Public
My Commission Expires: 3/2/2004

