

This Instrument Prepared by: The Law Office of Shannon
300 Vestavia Parkway, Ste 2300 Birmingham, AL
205 795-2061 Fax: 205 795-2063


20040701000362560 Pg 1/1 245.00
Shelby Cnty Judge of Probate, AL
07/01/2004 09:53:00 FILED/CERTIFIED

Send Tax Notice to: Mr. Joey Siebold
4758 Sandpiper Lane
Hoover, AL 35244

WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred and Thirty-four Thousand Dollars (\$234,000) to the undersigned grantor (whether one or more) in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, I or we, Shawn D. Schumacher and Latricia I. Schumacher, a married couple (herein referred to as grantor, whether one or more) do grant, bargain, sell and convey unto Joey A. Siebold and Julia Siebold, a married couple (herein referred to as grantees) for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to wit:

Lot 30, according to the Survey of Audubon Forest, First Addition, as recorded in Map Book 11, page 122, in the Probate Office of Shelby County, Alabama.

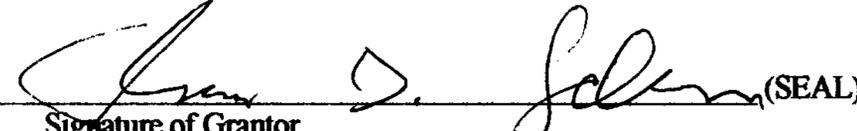
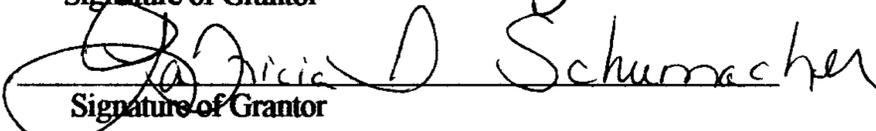
Parcel ID #10-4-17-0-002-030

Subject to a mortgage loan closed simultaneously herein for \$ 237, 510.
Subject to current taxes, easements and restrictions of record.

TO HAVE AND TO HOLD to the said grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 23rd day of June, 2004.


Signature of Grantor (SEAL)

Signature of Grantor

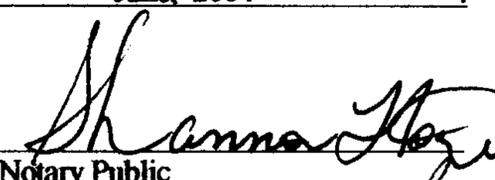
STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL ACKNOWLEDGMENT

I, Shannon Floyd, a Notary Public in and for said County, in said State, hereby certify that Shawn D. Schumacher and Latricia I. Schumacher, husband and wife 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of June, 2004.

SHANNON DENTON FLOYD
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES
JANUARY 30, 2007


Notary Public