



20040603000432800 Pg 1/2 62.00
Shelby Cnty Judge of Probate, AL
08/03/2004 14:40:00 FILED/CERTIFIED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Antonio M. London and Gloria C. London
108 Oak Forest Way
Pelham, Alabama 35124

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of Two hundred forty and no/100 (\$240,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Thomas E. Hellwig a/k/a Thomas Hellwig and Karen H. Hellwig, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Antonio M. London and Gloria C. London** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 39, according to the Survey of Oak Forest, as recorded in map Book 25, Page 111, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Thomas E. Hellwig and Thomas Hellwig are one and the same person.

\$192,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said grantee, 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 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 said grantee, 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 stated 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 grantee, his, her or 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 16th day of July, 2004.

Witness

Thomas E. Hellwig
Thomas E. Hellwig a/k/a Thomas Hellwig

by his/her agent and attorney
in fact, Karen H. Hellwig

Witness

Karen H. Hellwig

STATE OF ALABAMA COUNTY OF SHELBY

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that Karen H. Hellwig, 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 of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of July, 2004.

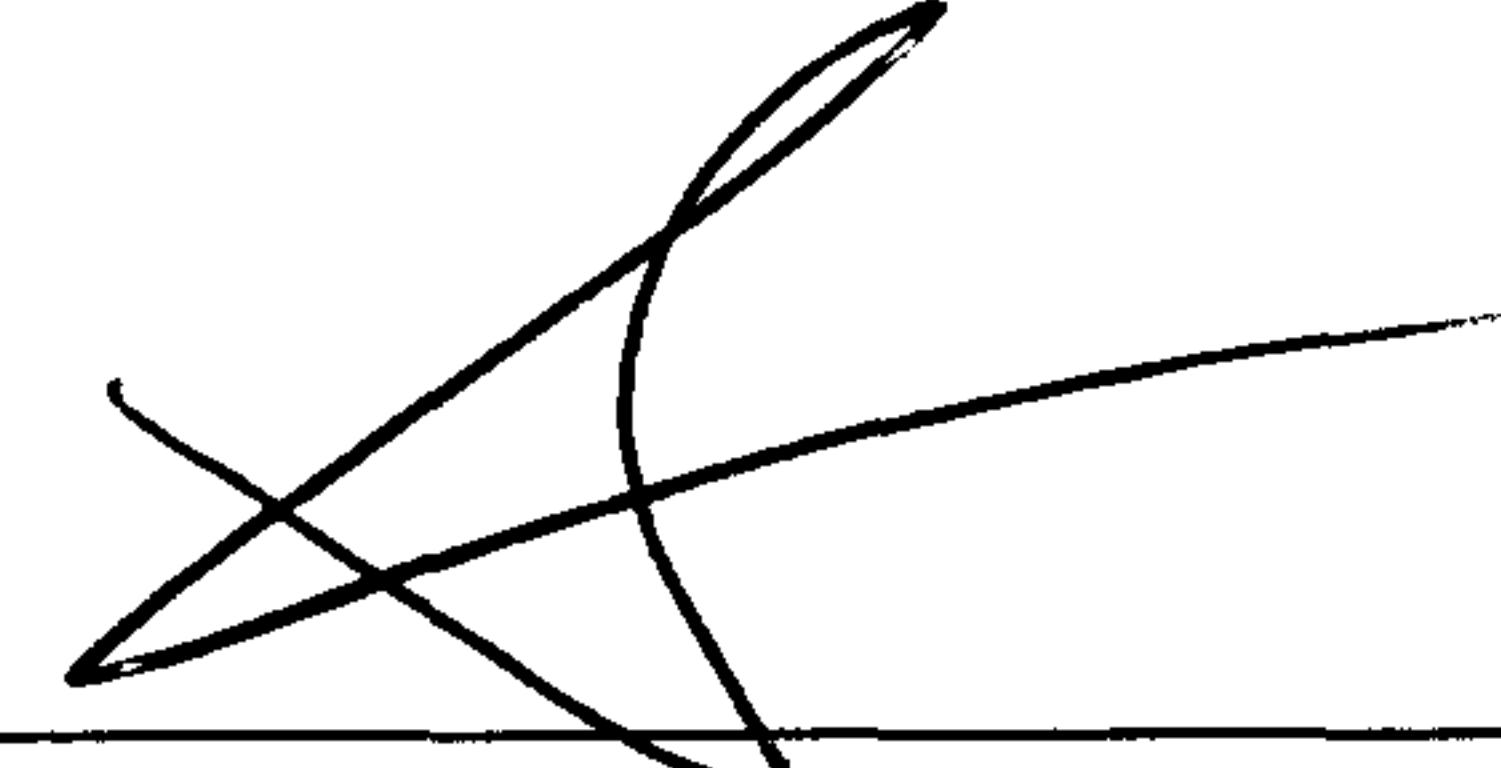
Notary Public
My Commission Expires: 02-25-05

ACKNOWLEDGMENT FOR POWER OF ATTORNEY

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State, hereby certify that Karen Hellwig, whose name as Attorney in Fact for Thomas Hellwig, is signed to the foregoing conveyance and who is known to me, acknowledged before me this day that, being informed of the conveyance, he/she, in his/her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of July, 2004.



Notary Public
My commission expires:02-25-05