

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

20041008000558020 Pg 1/1 44.00
Shelby Cnty Judge of Probate, AL
10/08/2004 13:47:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of THREE HUNDRED TWENTY SEVEN THOUSAND AND NO/100 DOLLARS (\$327,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, **DUANE P. DONNER and spouse, AMY D. DONNER** (GRANTORS) do grant, bargain, sell and convey unto **GARY L. MARXEN and CHRISTINA W. MARXEN** (GRANTEES) as Joint Tenants with Right of Survivorship, the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

LOT 2007, ACCORDING TO THE SURVEY OF LAKE POINT ESTATES AS RECORDED IN MAP BOOK 11, PAGE 57 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 1, 2004.

BUILDING AND SETBACK LINES RECORDED IN MAP BOOK 11, PAGE 57.

EASEMENTS AS SHOWN ON RECORDED MAP.

TITLE TO ALL MINERALS AND MINING RIGHTS RECORDED IN VOLUME 127, PAGE 140.

COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN VOLUME 206, PAGE 198; MISC BOOK 14, PAGE 536; MISC. BOOK 17, PAGE 550 AND MISC. BOOK 34, PAGE 549.

RESTRICTIONS REGARDING ALABAMA POWER COMPANY RECORDED IN REAL 153, PAGE 598.

AGREEMENT WITH ALABAMA POWER COMPANY RECORDED IN REAL 153, PAGE 598.

\$294300.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF TWO MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said GRANTEES 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, the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTORS do for themselves, their heirs, successors, assigns, and personal representatives covenant with said GRANTEES, their heirs, successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs, successors, assigns and personal representatives shall, warrant and defend the same to the said GRANTEES, their heirs, successors and assigns forever, against the lawful claims of all persons.

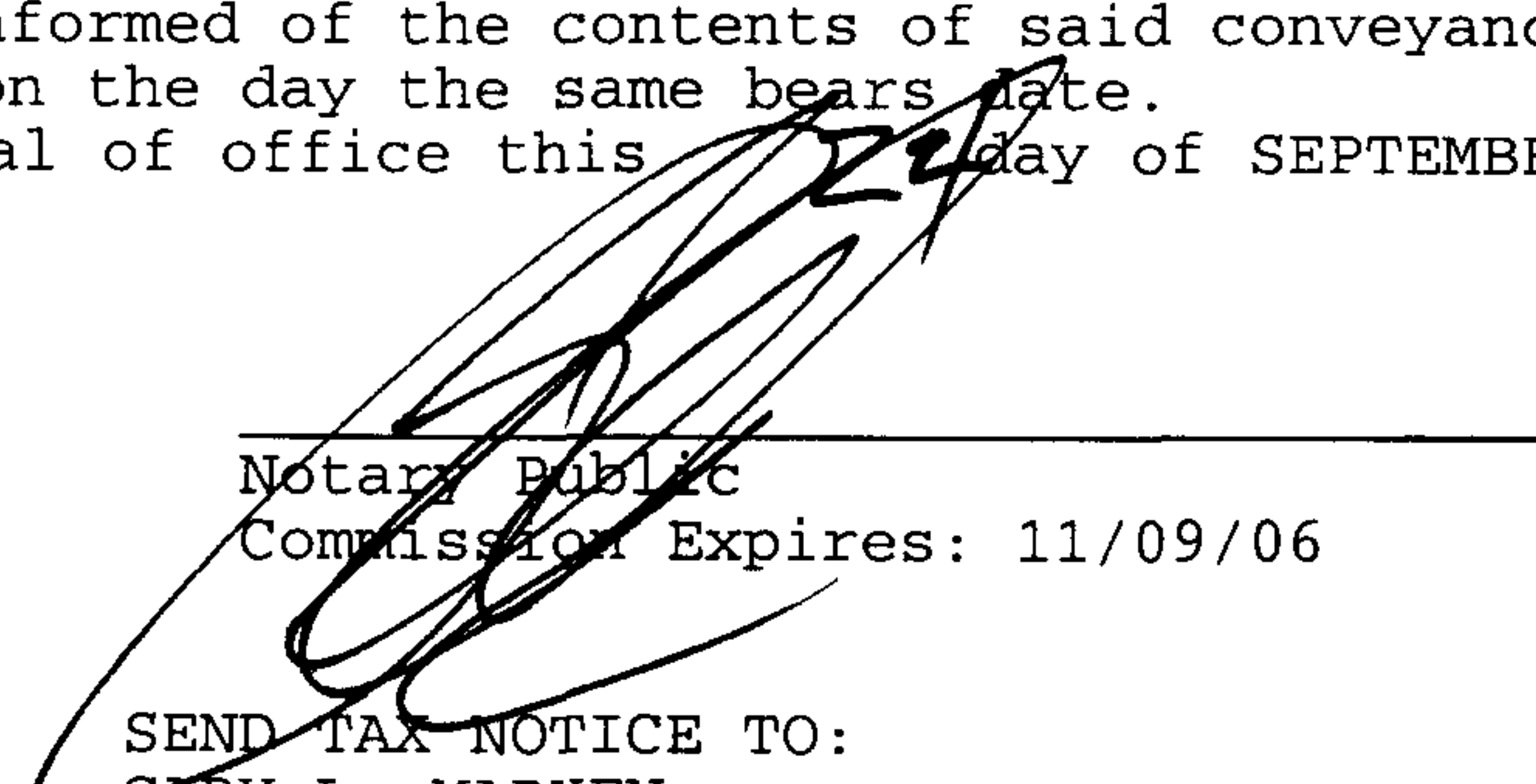
IN WITNESS WHEREOF, the said GRANTORS have caused this conveyance to be executed this the ²⁴ day of SEPTEMBER, 2004.

 SEAL
DUANE P. DONNER

 SEAL
AMY D. DONNER

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Gene W. Gray, Jr., P.C., a Notary Public, in and for said County in said State, hereby certify that **DUANE P. DONNER and AMY D. DONNER** 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 said conveyance, they executed the same voluntarily on the day the same bears date. Given under my hand and official seal of office this ²⁴ day of SEPTEMBER, 2004.


Notary Public
Commission Expires: 11/09/06

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY, SUITE 638
BIRMINGHAM, AL 35209
205 879 3400

SEND TAX NOTICE TO:
GARY L. MARXEN
CHRISTINA W. MARXEN
1039 LAKE POINT LANE
BIRMINGHAM, AL 35244
11-7-35-0-001-012.013