



20050105000005580 Pg 1/2 204.00
Shelby Cnty Judge of Probate, AL
01/05/2005 14:49:00 FILED/CERTIFIED

Send Tax Notice To:

Randy Jaudon
130 Lenox Drive
Birmingham, Alabama 35242
PID# 039310006041000

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum
of

One Hundred Ninety Thousand and 00/100 (\$190,000.00)

Dollars, in hand paid by

Randy Jaudon and Carla Jaudon

hereinafter referred to as GRANTEE (whether one or more), to

Candice Sheen, a married woman

represented herein by and through her/his Attorney in Fact, Hemant Panse, who acts in her/his capacity as Attorney-in-Fact pursuant to that certain Power of Attorney executed by Candice Sheen dated the 28th day of December, 2004 and filed of record in/as Inst. No. 20050105000005570 in the office of the Judge of Probate of Shelby County, Alabama, and

Hemant Panse, her husband,

together hereinafter referred to as Grantor (whether one or more),
does hereby grant, bargain, sell and convey unto said Grantees, for and during their joint lives and upon the death of them, then to the survivor of them in fee simple, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 41, according to the Survey of Lenox Place Phase One, as recorded in Map Book 19, Page 44, in the Probate Office of Shelby County, Alabama.

Subject to easements, rights of way, covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 2005 and subsequent years not yet due and payable.

Subject to Mineral and Mining rights of record and all rights and privileges incident thereto.

TOGETHER WITH all and singular the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantees, for and during their joint lives 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; 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 in and to the property described hereinabove 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, as Grantor, do, for myself and for my successors and assigns covenant with said Grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my successors and assigns 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 have hereunto set my hand and seal this 30th day of December, 2004.

CANDICE SHEEN
Candice Sheen
By: [Signature]
Hemant Panse, as Attorney-in-Fact for
Candice Sheen
[Signature]
Hemant Panse

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Candice Sheen** by and through her/his Attorney in Fact, **Hemant Panse**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, that he/she, in her/his 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 30th day of December, 2004.

[Signature]
Notary Public
My Commission Expires: 09/21/06

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Hemant Panse**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, that he/she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 30th day of December, 2004.

[Signature]
Notary Public
My Commission Expires: 09/21/06

THIS INSTRUMENT PREPARED BY:
W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
4898 Valleydale Road #B-3
Birmingham AL 35242