


WARRANTY DEED
TENANTS IN COMMON


20050211000069410 Pg 1/2 76.50
Shelby Cnty Judge of Probate, AL
02/11/2005 12:39:00 FILED/CERTIFIED

This instrument was prepared by:
WILLIAM PATRICK COCKRELL
WPC & ASSOCIATES LLC

Send tax notice to:
ABIGAIL COHAN
SCOTT CHASKIN

(Name)

(Name)

2 OFFICE PARK CIRCLE, SUITE 105
BIRMINGHAM, ALABAMA 35223

1131 LAKE FOREST CIRCLE
BIRMINGHAM, AL 35244

(Address)

(Address)

STATE OF **ALABAMA**

COUNTY OF **SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED SEVEN THOUSAND dollars (\$307,000.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we (I), DANIEL R. SHUBERT and LUCY V. SHUBERT, HUSBAND AND WIFE (herein referred to as Grantor) do, grant, bargain, sell and convey unto ABIGAIL COHAN AND SCOTT CHASKIN, HUSBAND AND WIFE, AN EIGHTY PERCENT (80%) INTEREST IN THE BELOW REFERENCED PROPERTY AND TO ALDO BERNARDO COHAN, A MARRIED PERSON, A TWENTY PERCENT (20%) INTEREST IN THE BELOW REFERENCED PROPERTY (herein referred to as Grantees), the following described real estate situated in SHELBY County, Alabama, to-wit:

LOT 206, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB, NINTH ADDITION, AS RECORDED IN MAP BOOK 8, PAGE 46 A & B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THIS PROPERTY WILL NOT BE THE HOMESTEAD OF ALDO BERNARDO COHAN'S SPOUSE.

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF 245,600.00 IS FILED HERewith.

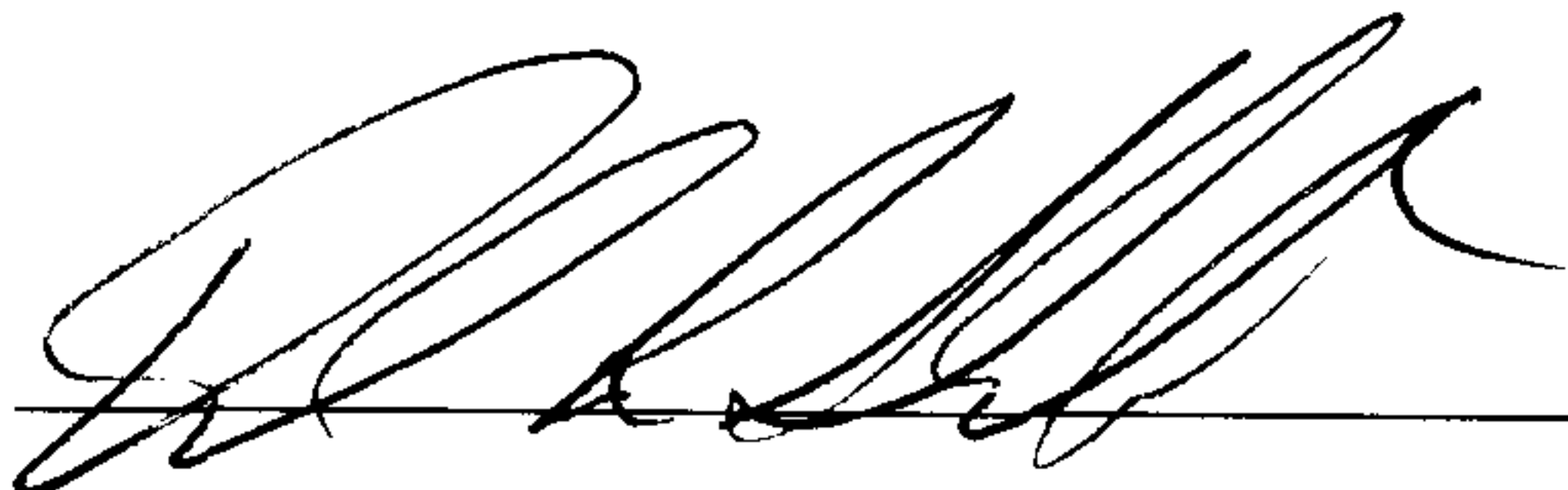
TO HAVE AND TO HOLD, to the said Grantee, his/her heirs and assigns forever.

WARRANTY DEED

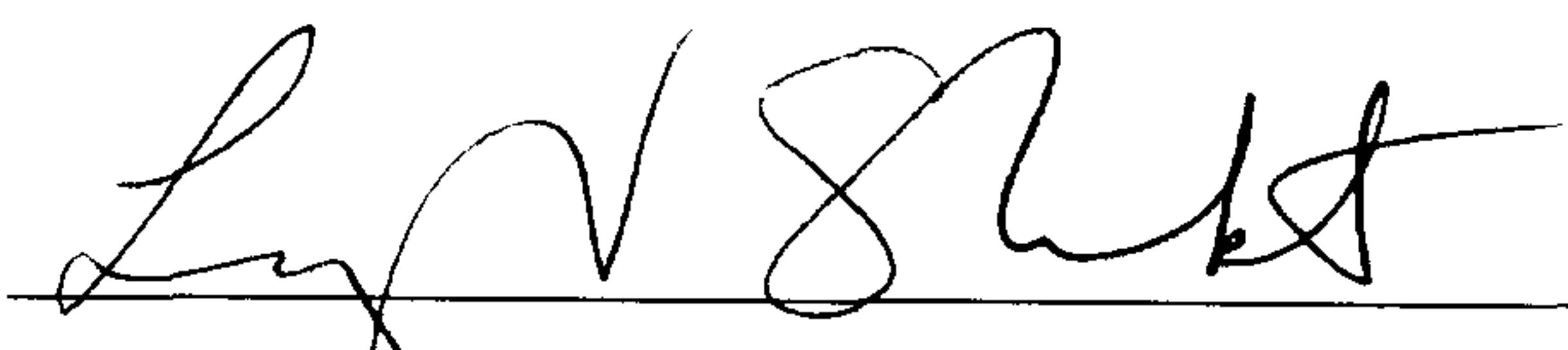
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And we (I) do for ourselves (myself), successors and assigns covenant with the said Grantees, their heirs and assigns, that we (I) are (am) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, 01/26/05.



DANIEL R. SHUBERT (Seal)



LUCY V. SHUBERT (Seal)

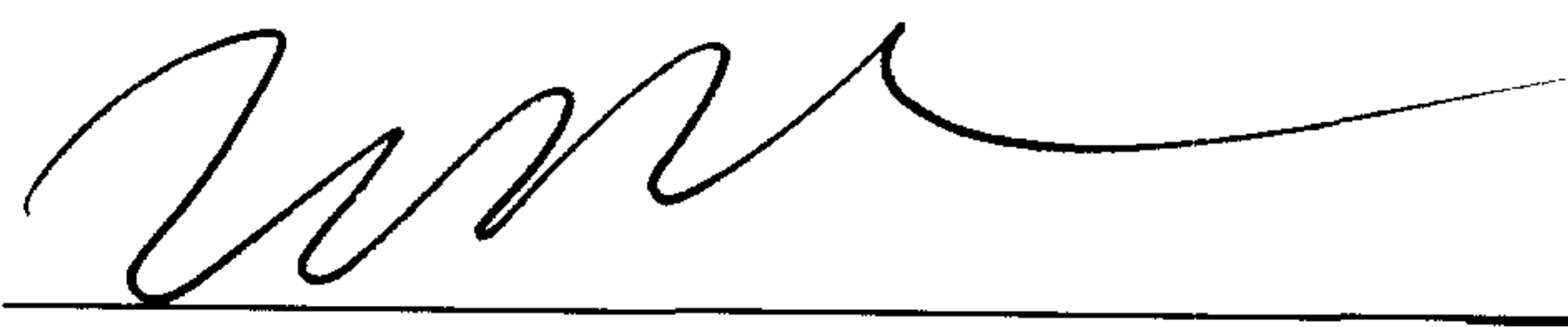
STATE OF ALABAMA

COUNTY OF SHELBY

General Acknowledgment

I, William Patrick Cockrell, a Notary Public in and for said County in said State, hereby certify that DANIEL R. SHUBERT and LUCY V. SHUBERT, HUSBAND AND WIFE 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 the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 01/26/05.



Notary Public

