

SEND TAX NOTICE TO:

(Name) Daniel Sharer
2083 Baneberry Dr.
(Address) Birmingham, Al. 35244

This instrument was prepared by

(Name) Patricia K. Martin, PC
2090 Columbiana Rd.
(Address) Birmingham, Al. 35216



20050214000072480 Pg 1/2 47.50
Shelby Cnty Judge of Probate, AL
02/14/2005 13:49:00 FILED/CERTIFIED

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three hundred thirty-four thousand and no/100 (\$334,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Stephen M. Holland, an unmarried man and Rebecca Holland, an unmarried woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

Daniel Sharer and Catherine A. Sharer

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 3316, according to the Survey of Riverchase Country Club, 33rd Addition, as recorded in Map Book 16, Page 112 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to all easements, restrictions and rights of way of record.

\$267,200.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

\$33,400.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith, and which is second and subordinate to the first mortgage recited above.

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

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 4 day of February, 2005

WITNESS:

(Seal)

(Seal)

(Seal)

STEPHEN M. HOLLAND (Seal)

Rebecca Holland by Stephen M. Holland as her Attorney in fact

(Seal)

REBECCA HOLLAND by Stephen M. Holland as her Attorney in Fact

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephen M. Holland, an unmarried man 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 he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4 day of February, 2005 A. D.,
My commission expires: 6/28/08

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said county in said state hereby certify that Stephen M. Holland under Specific Durable Power of Attorney for Rebecca Holland, an unmarried woman 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, he in his capacity as such Attorney in Fact under Power of Attorney for Rebecca Holland executed the same voluntarily on the day the same bears date.

Given under my hand this the 4th day of February, 2005

Jocicia K. Nantzi
NOTARY PUBLIC

My commission expires: 6/28/08

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