

This instrument was prepared by:
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P O Box 587
Columbiana, AL 35051

Send Tax Notice to:

Robert H. Wiser

908 Wilderness Crele
Pelham, At 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED SIXTY THOUSAND FIVE HUNDRED AND NO/00 (\$160,500.00), to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, DERREL L. SHAFFER and wife, SUSIE SHAFFER, (herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto, ROBERT W. WISER and wife, REBECCA D. WISER, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 27, Block 1, according to the Survey of Cahaba Valley Estates First Sector, as recorded in Map Book 5, Page 84, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

\$163,950.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

All of the above recited purchase price was paid from a mortgage recorded

simultaneously herewith.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this _______ April, 2005.

__day of

Derrel L. Shaffer

Susie Shaffer

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Derrel L. Shaffer and Susie Shaffer, 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 _____ day of April, 2005

Notary Public

My commission expires: 01/07/07