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2005051900244480 1/2 \$44.00
Shelby Cnty Judge of Probate, AL
05/19/2005 03:06:52PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

GEORGE M. VAUGHN
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

DONALD J. TAYLOR
550 TUCKER
ORTONVILLE, MI 48462

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FORTY NINE THOUSAND NINE HUNDRED DOLLARS and 00/100 (\$149,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, KEVIN M. SCHAMBEAU and STEPHANIE N. SCHAMBEAU, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DONALD J. TAYLOR and YVONNE C. TAYLOR, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 9, ACCORDING TO THE SURVEY OF CAHABA FALLS, AS RECORDED IN MAP BOOK 17, PAGE 79, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. 2005 AD VALOREM TAXES NOT YET DUE AND PAYABLE.
2. ALL MINERAL AND MINING RIGHTS NOT OWNED BY THE GRANTORS.
3. ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS AND ENCUMBRANCES OF RECORD.

\$119,920 of the consideration herein was derived from a mortgage closed 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, his, her, or their heirs and assigns, that I am (we are) lawfully

Shelby County, AL 05/19/2005
State of Alabama

Deed Tax: \$30.00

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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, KEVIN M. SCHAMBEAU and STEPHANIE N. SCHAMBEAU, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 16th day of May, 2005.

Kevin M. Schambeau
KEVIN M. SCHAMBEAU

Stephanie N. Schambeau
STEPHANIE N. SCHAMBEAU

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that KEVIN M. SCHAMBEAU and STEPHANIE N. SCHAMBEAU, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 16th day of May, 2005.

Mary M. Vaughn
Notary Public

My commission expires: 9.29.06

