



20050708000343460 1/1 \$20.50
Shelby Cnty Judge of Probate, AL
07/08/2005 02:11:24PM FILED/CERT

This instrument was prepared by
(Name) DAVID F. OVSON, LLC
(Address) 1130 South 22nd Street
Birmingham, Alabama 35205

Send Tax Notice To: James F. Walsh
name 1833 Merryvale Road
712 Cahaba Manor Trail
address
Pelham, AL 35124 35216
Birmingham

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

Shelby County, AL 07/08/2005
State of Alabama
Deed Tax: \$9.50

That in consideration of NINETY FIVE THOUSAND AND NO/100-----
----- DOLLARS (\$95,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Heather A. Kraus and Joseph R. Kraus, wife and husband

(herein referred to as grantors) do grant, bargain, sell and convey unto James F. Walsh and wife, Peggy H. Walsh

(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 65, and the South 5 feet of Lot 66, according to the Survey of Cahaba Manor Townhomes, First Addition, as recorded in Map Book 7, Page 57, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 2005, which are a lien, but not yet due and payable until October 1, 2005.
2. Easements, rights-of-ways, restrictions, conditions and covenants of record.

\$ 85,500.00 of the purchase price recited herein was derived from the proceeds of a mortgage loan closed simultaneously herewith.

This is to certify that Heather A. Walsh, Heather Walsh Kraus and Heather A. Kraus are one and the same person.

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, _____ have hereunto set _____ hand(s) and seal(s), this 22nd day of June, 2005.

(Seal)

(Seal)

(Seal)

Heather A. Kraus

(Seal)
Joseph R. Kraus

(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, David F. Ovson, a Notary Public in and for said County, in said State, hereby certify that Heather A. Kraus and Joseph R. Kraus, husband and wife whose name(s) _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of June A.D., 2005

David F. Ovson
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 27, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS Notary Public