

20050726000373520 1/2 \$84.00  
Shelby Cnty Judge of Probate, AL  
07/26/2005 11:02:51AM FILED/CERT

Send tax notice to:  
Kevin D. Wheeler  
Leslie A. Wheeler  
1000 Eagle Point Cove  
Birmingham, AL 35242

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #345  
Birmingham, Alabama 35243  
*BTHm0505265*

STATE OF ALABAMA  
COUNTY Shelby

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifty Thousand and 00/100 Dollars (\$350,000.00) in hand paid to the undersigned Eric P. Lehnertz and Tammi Lehnertz, Husband and Wife (hereinafter referred to as "Grantors") by Kevin D. Wheeler and Leslie A. Wheeler (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel I:

The Easterly one half of Lot 705, according to the Survey of Eagle Point 7th Sector, recorded in Map Book 20, Page 18, Probate Office of Shelby County, Alabama, being more particularly described as follows: Begin at the most Easterly corner of said Lot 705, said corner being a point on the Westerly right of way line of Eagle Point Circle thence turn 90 degrees 34 minutes 44 seconds left and run Southwesterly for 132.41 feet to a point on the Northerly right of way line of Eagle Point Cove; thence turn 87 degrees 44 minutes 53 seconds left to the tangent of a curve to the right said curve having a radius of 55.00 feet, and run Southwesterly along said curve and said right of way line for 23.02 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left from the tangent to said curve at said point and run 152.75 feet to the point of beginning.

Parcel II:

Lot 706, according to the Survey of Eagle Point 7th Sector, as recorded in Map Book 20, Page 18, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:**

ADVALOREM TAXES DUE OCTOBER 01, 2005 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$280,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

Shelby County, AL 07/26/2005  
State of Alabama  
Deed Tax: \$70.00

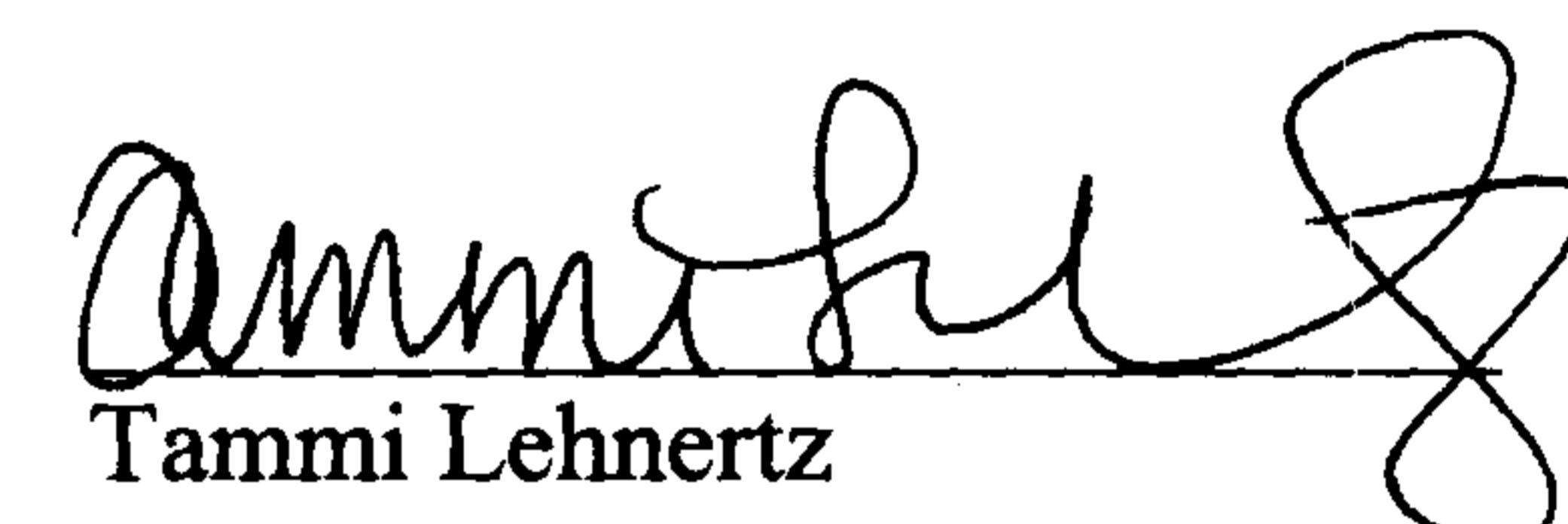
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The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s) Eric P. Lehnertz and Tammi Lehnertz hereunto set their signature(s) and seal(s) on June 3, 2005.

  
Eric P. Lehnertz  
Tammi Lehnertz

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eric P. Lehnertz and Tammi Lehnertz, Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of June, 2005.

(NOTARIAL SEAL)

  
\_\_\_\_\_  
Notary Public  
Print Name: Mary Pamela Short  
Commission Expires: 9-16-06