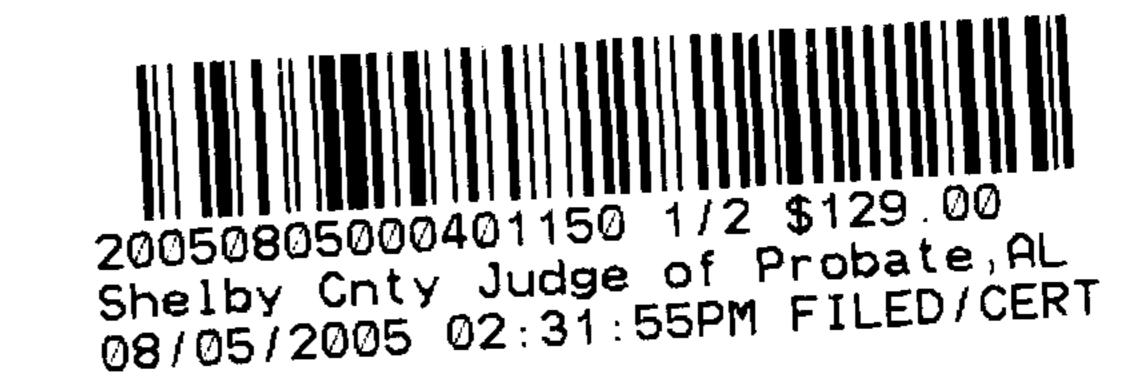
### SEND TAX NOTICE TO:

Richard W. Hudson-Goff and Elizabeth R. Hudson-Goff by Richard W. Hudson-Goff, Attorney in Fact 5537 Parkview Circle Birmingham, Alabama 35242

This instrument was prepared by Richard B. McClelland Attorney at Law 300 Office Park Drive, Suite 230 Birmingham, Alabama 35223



WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

the following described real estate, situated in Shelby County, Alabama, to-wit:

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

#### SHELBY COUNTY

That in consideration of Two Hundred Ninety-Nine Thousand and No/100 Dollars (\$299,000.00) To the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged, Duane L. Kloewer and wife, Linda A. Kloewer (herein referred to as GRANTOR(S)), do grant, bargain, sell and convey unto Richard W. Hudson-Goff and wife, Elizabeth R. Hudson-Goff (herein referred to as GRANTEE(S)), as joint tenants, with right of survivorship,

LOT 15, ACCORDING TO THE SURVEY OF PARKVIEW, AS RECORDED IN MAP BOOK 7, PAGE 44, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to: (1) Taxes for the year 2005 and subsequent years (2) Easements, Restrictions, reservations, rights-of-way, limitations, convenants and conditions of record, if any (3) Mineral and mining rights, if any. (4) Building and setback lines of 60 feet as recorded in Map Book 7, Page 44, in the Probate Office of Shelby County, Alabama. (5) 20 foot easement along West lot line as per plat. (6) 5 foot easement along North and South lot lines as per plat. (7) Subject to covenants, conditions and restrictions (deleting therefrom, and restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Misc. Book 24, Page 652, in the Probate Office of Shelby County, Alabama. (8) Right of way to Alabama Power Company as recorded in Deed Book 133, Page 171 in the Office of the Judge of Probate of Shelby County, Alabama. (9) Right of way to Alabama Power Company and Southern Bell Telephone and Telegraph Company as recorded in Deed Book 311, Page 809, in the Office of the Judge of Probate of Shelby County, Alabama

\$ 184,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and 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, 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, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this July 29, 2005.

Duane L. Kloewer

Linda A. Kloewer

(Seal)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP Closers' Choice

Shelby County, AL 08/05/2005 State of Alabama

Deed Tax: \$115.00

## STATE OF ALABAMA

# General Acknowledgement

#### JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Duane L. Kloewer and Linda A. Kloewer, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), 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 29th day of July, 2005.

(Seal)

20050805000401150 2/2 \$129.00 Shelby Cnty Judge of Probate,AL 08/05/2005 02:31:55PM FILED/CERT