20050809000407480 1/1 $24.50
Shelby Cnty Judge of Probate, AL
08/09/2005 01:12:53PM FILED/CERT

This instrument was prepared by:

Stephen D Keith
3500 Independence Drive
Birmingham, AL 35209

Please Send Tax Notice to:

Mary Lou Vonderau & Christopher Vonderau & Victoria J Ashford
804 Savannah Ln
Calera, AL 35040

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Twenty Four Thousand and 00/100 Dollars ($124,000.00)** to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I/we **Amanda Grizzard, unmarried**(hereinafter referred to as Grantor whether one or more), do grant, bargain, sell and convey unto **Mary Lou Vonderau and Christopher Vonderau and Victoria J Ashford**, (hereinafter referred to as Grantees) for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 269, according to the Survey of Savannah Pointe, Sector II, Phase II, as recorded in Map Book 27, Page 103, in the Office of the Judge of Probate of Shelby County, Alabama.

Note: $111,600.00 of the purchase price being paid with a mortgage loan executed and filed for record contemporaneously herewith.

Subject to:

1. Taxes for the year 2005 and all subsequent years.
2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

TO HAVE AND TO HOLD to said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs of each such survivor forever, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 29 day of July, 2005.

Amanda Grizzard

State of Alabama)
)
Shelby County)

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that Amanda Grizzard, 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 he/she executed the same voluntarily for and as his/her act on the day same bears date.

Given under my hand and seal this 29 day of July, in the year 2005

Notary Public
My Commission Expires 3/21/2008

STEPHEN D. KEITH
NOTARY
PUBLIC
ALABAMA STATE AT LARGE

Shelby County, AL 08/09/2005
State of Alabama

Deed Tax:$12.50