

20050907000462510 1/1 \$301.00
Shelby Cnty Judge of Probate, AL
09/07/2005 04:10:16PM FILED/CERT

File: 05074

WARRANTY DEED

STATE OF ALABAMA) **SEND TAX NOTICE TO:**
) Neil F. Michaelson,
COUNTY OF Shelby) 2100 Southbridge Court
) Birmingham, AL 35244

Prepared By: David C. Skinner, 2700
Rogers Drive, Suite 208; Birmingham, AL
35209; (205) 871-9566. No title opinion
requested, none rendered.

KNOW ALL MEN BY THESE PRESENTS that Tom L. Fiddler, a married individual, and Vicki D. Fiddler, his/her spouse, (hereinafter "GRANTOR"), for and in consideration of the sum of \$389,900.00, to them in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTOR hereby grants, bargains, sells and conveys to Neil F. Michaelson and Marion H. Michaelson (hereinafter "GRANTEE"), for and during their joint lives 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, that property and interest described as follows:

Lot 33, according to the Final Plat Arbor Hill Phase 1, as recorded in Map Book 31, Page 48, in the Probate Office of Shelby County, Alabama.

\$100,000.00 of the purchase price was paid with a contemporaneous Purchase Money Mortgage.

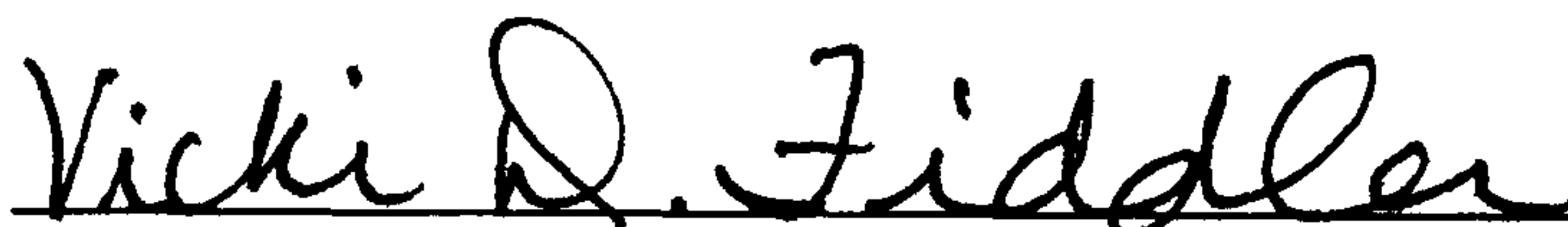
SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests of record affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights interests whatsoever. **TO HAVE AND TO HOLD** the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEE, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the successors, heirs and assigns of the survivor forever. **GRANTOR DOES HEREBY COVENANT**, for himself/herself, his/her successors, heirs and assigns, with GRANTEE, their successors, heirs and assigns, that GRANTOR is at the time of these presents, lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTOR has a good right to sell and convey the same and (d) that GRANTOR will warrant and defend the said premises to said GRANTEE, their successors, heirs and assigns, forever against the lawful claims and demands of all persons. **GRANTOR HAS HERETO** set his/her hand and seal on August 29, 2005



Tom L. Fiddler

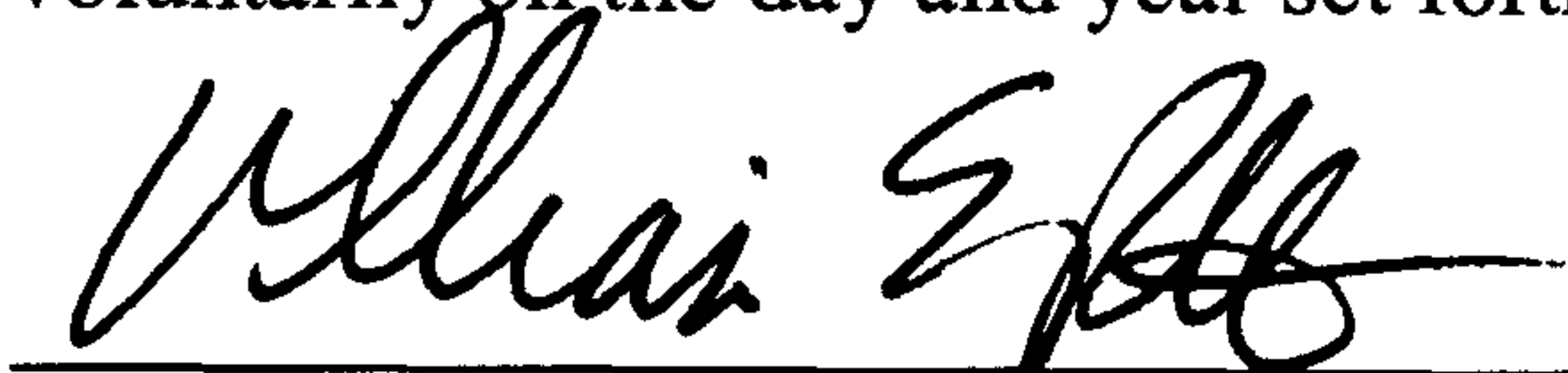
Shelby County, AL 09/07/2005
State of Alabama

Deed Tax: \$290.00



Vicki D. Fiddler

STATE OF ALABAMA, COUNTY OF JEFFERSON: I, the Undersigned Authority, a Notary Public in and for said county, hereby certify that Tom L. Fiddler and Vicki D. Fiddler 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 and year set forth above. Given under My Hand, on August 29, 2005.



NOTARY PUBLIC;

