20050928000504020 1/2 $28.50
Shelby Cnty Judge of Probate,AL
09/28/2005 08:37:03AM FILED/CERT

# WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Mary Lou Vonderau and Eugene Vonderau
and Christopher Vonderau
300 South Cove Court
Helena, Alabama 35080

**STATE OF ALABAMA**
**COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **One hundred twenty five thousand nine hundred and no/100 ($125,900.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Stephen A. Durick, III, an unmarried man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Mary Lou Vonderau and Eugene Vonderau and Christopher Vonderau** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

**See Exhibit "A" Legal Description attached hereto and made a part hereof.**

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

$100,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.
$12,500.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, 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 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 29th day of August, 2005.

**Stephen A. Durick, III,**

Shelby County, AL 09/28/2005
State of Alabama

Deed Tax:$13.50

**STATE OF ALABAMA**
**COUNTY OF SHELBY**

I, **B. CHRISTOPHER BATTLES,** a Notary Public in and for said County, in said State, hereby certify that **Stephen A. Durick, III, an unmarried man**, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of August, 2005.

**Notary Public**
My Commission Expires: 02-25-09

B. CHRISTOPHER BATTLES
Notary Public - Alabama, State At Large
My Commission Expires 2 / 25 / 2009

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# EXHIBIT "A"
# LEGAL DESCRIPTION

Commence at the Southwest corner of the Southwest quarter of the Southeast quarter of Section 28, Township 20, Range 4 West, Shelby County, Alabama and run thence North 03°53'43" West along the West line of said quarter-quarter a distance of 967.64 feet to a set rebar corner and the point of beginning of the property being described; thence run North 03°53'43" West a distance of 223.17 feet to a set rebar corner on the Southerly margin of South Shades Crest Road; thence run North 39°33'00" East along said margin of said road a distance of 132.87 feet to a set rebar corner; thence run South 50°40'41" East a distance of 207.91 feet to a set rebar corner; thence run South 49°58'56" West a distance of 300.69 feet to the point of beginning.