20050930000509790 1/2 \$33.00 Shelby Cnty Judge of Probate, AL 09/30/2005 08:53:53AM FILED/CERT

Send tax notice to:
David J. Lenderman and Judy R. Lenderman
3392 Chippenham Circle
Birmingham, Alabama 35242

Shelby County, AL 09/30/2005 State of Alabama

Deed Tax:\$19.00

## WARRANTY DEED JOINTLY WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Three Hundred Seventy Five Thousand and No/100 (\$375,000.00) and other valuable considerations to the undersigned GRANTOR (S), LEONARD R. ALBRECHT AND EARLENE L. ALBRECHT, HUSBAND AND WIFE (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE (S) herein, the receipt of which is hereby acknowledged, the said GRANTOR (S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto DAVID J. LENDERMAN AND JUDY R. LENDERMAN, hereinafter referred to as GRANTEE(S), 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, the following described real estate, situated in County of Shelby, State of Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

\$106,000.00&

\$250,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this  $19^{-19}$  day of September, 2005.

LEONARD R. ALBRECHT

EARLENE L. ALBRECHT

STATE OF F COUNTY OF DADE

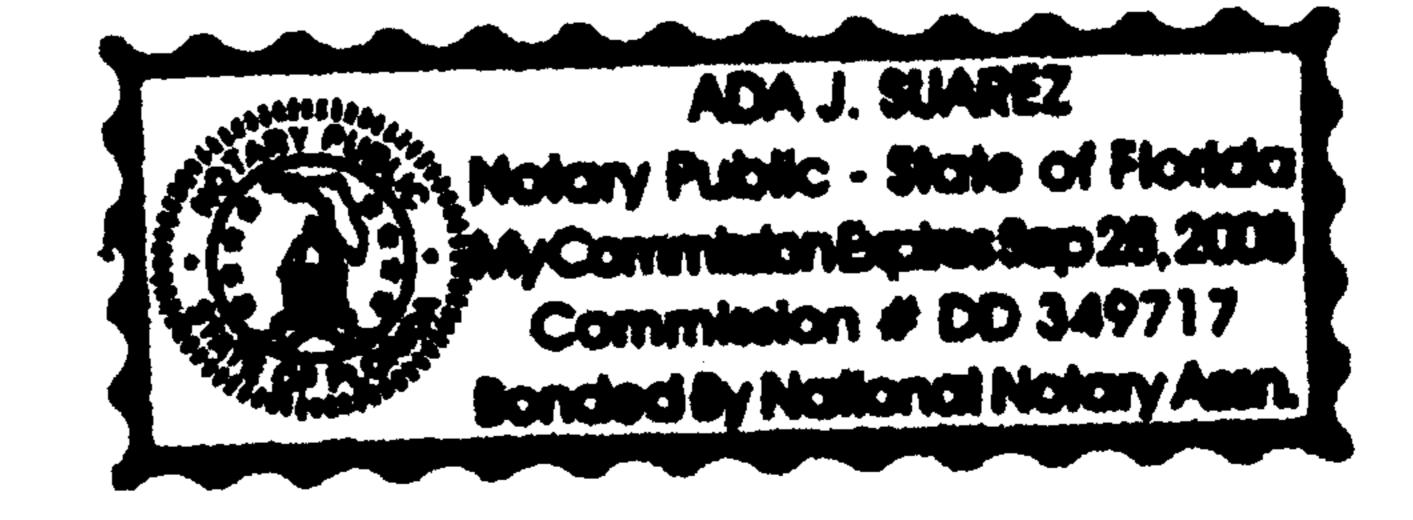
I, the undersigned, a Notary Public in and for said State and County, hereby certify that Leonard R. Albrecht and Earlene L. Albrecht is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

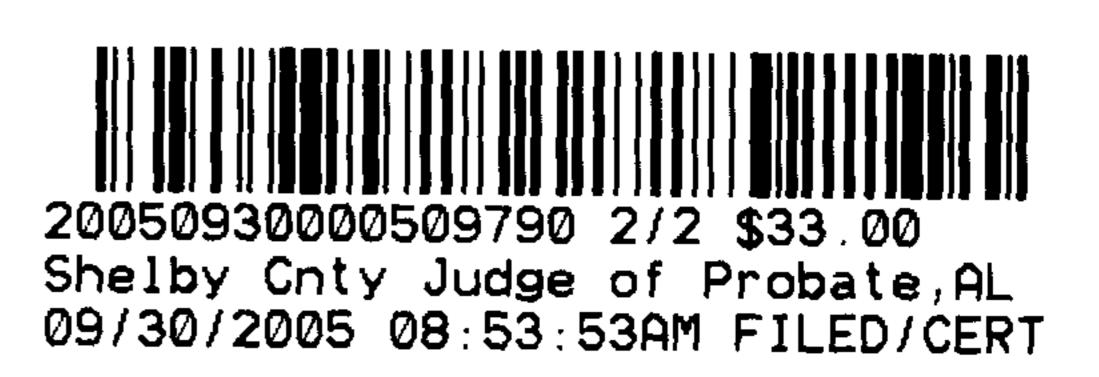
Given under my hand and official seal this 19 day of September, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS INTRUMENT PREPARED BY:
MOSELEY & ASSOCIATES, P.C.
3800 COLONNADE PARKWAY, SUITE 630
BIRMINGHAM, ALABAMA 35243





## EXHIBIT "A"

LOT 1505, ACCORDING TO THE SURVEY BROOK HIGHLAND, 15<sup>TH</sup> SECTOR, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 26, PAGE 114, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

LESS AND EXCEPT A PART OF LOT 1505, IN BROOK HIGHLAND 15<sup>TH</sup> SECTOR AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 26, PAGE 114, IN THE OFFICE OF THE JUDGE OF PROBATE SHELBY COUNTY, AŁABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHERNMOST CORNER OF SAID LOT 1505; THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE NORTHWEST LINE OF SAID LOT 1505; THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE NORTHWEST LINE OF LOT 1505 FOR A DISTANCE OF 103.01 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 18 DEGREES, 09 MINUTES, 47 SECONDS AND A RADIUS OF 55.00 FEET, SAID POINT BEING ON THE NORTHEAST RIGHT OF WAY LINE OF CHIPPENHAM CIRCLE; THENCE TURN AN ANGLE TO THE TANGENT OF SAID CURVE TO THE LEFT OF 90 DEGREES, 00 MINUTES, 00 SECONDS AND RUN IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE AND ALSO ALONG SAID NORTHEAST RIGHT OF WAY LINE FOR A DISTANCE OF 17.44 FEET TO A POINT; THENCE TURN AN ANGLE FROM THE CHORD OF LAST STATED CURVE TO THE LEFT OF 108 DEGREES, 17 MINUTES, 24 SECONDS AND RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 107.13 FEET TO THE POINT OF BEGINNING.

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