

20051108000581700 1/1 \$34.00
Shelby Cnty Judge of Probate, AL
11/08/2005 01:54:14PM FILED/CERT

Shelby County, AL 11/08/2005
State of Alabama
Deed Tax: \$23.00

WARRANTY DEED
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of **\$230,000.00** to the undersigned Grantor(s), **Mark E Matheson and Barry R Matheson, husband and wife**, in hand paid by the Grantees named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto **W. R Frederick and Amy L Frederick** (herein referred to as "Grantees") the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 4, according to the Survey of Second Addition, Riverchase West Residential Subdivision, as recorded in Map Book 7, Page 59, in the Office of the Judge of Probate of Shelby County, Alabama.

Address of Property: 2033 Crossvine Road
Birmingham, Alabama 35244

Subject to taxes for the year 2006 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$184,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

\$23,000.00 of the purchase price is being paid by the proceeds of a second mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees 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 heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this the 4th day of November, 2005.

By: Mark E. Matheson
Mark E. Matheson, Grantor
By Vickie Wiggins-Odom, his attorney in fact

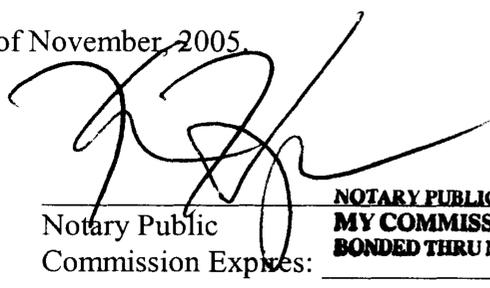
Barry R. Matheson
Barry R. Matheson, Grantor
by Vickie Wiggins-Odom, attorney in fact

By Vickie Wiggins Odom, his attorney in fact / Vickie Wiggins-Odom, attorney in fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Mark E Matheson (by and through Vickie Wiggins-Odom as attorney in fact) and wife Barry R Matheson (by and through Vickie Wiggins-Odom as attorney in fact)**, 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 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 4th day of November, 2005.


Notary Public
Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 13, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITER

This Instrument Prepared By:
✓ Kevin Hays, Attorney at Law
100 Concourse Parkway, Suite 101
Birmingham, AL 35244

Send Tax Notices To:
W. R Frederick and Amy L Frederick
2033 Crossvine Road
Birmingham, Alabama 35244