20060306000104800 1/1 $33.00
Shelby Cnty Judge of Probate,AL
03/06/2006 02:51:36PM FILED/CERT

Shelby County, AL 03/06/2006
State of Alabama

Deed Tax:$21.00

WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of ONE HUNDRED FOUR THOUSAND DOLLARS & 00/100---- ($104,000.00) and other valuable considerations to the undersigned GRANTOR(S) GARY BLAKE AND WIFE, JANICE BLAKE, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTORS does by these presents GRANT, BARGAIN, SELL and CONVEY unto, JEFFREY E. RISBERG, RICHARD A. RISBERG AND PAUL F. RISBERG, 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:

LOT 18, ACCORDING TO THE SURVEY OF CORSENTINO'S ADDITION TO EAGLE WOOD ESTATES 4TH SECTOR 1ST PHASE, AS RECORDED IN MAP BOOK 8, PAGE 17, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

$83,200.00 OF THE PURCHASE PRICE RECEIVED ABOVE WAS PAID FROM A FIRST PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

Subject any outstanding rights of redemption.

Subject to: Easements, restrictive covenants and rights of ways as shown by the public records. Ad valorem taxes for the year 2006 and any subsequent years.

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 the 28TH DAY OF FEBRUARY, 2006.

GARY BLAKE

JANICE BLAKE

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said county and state hereby certify, GARY BLAKE AND JANICE BLAKE , whose name(s) is/are signed to the forgoing instrument, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 28TH day of February, 2006.

NOTARY PUBLIC

My Comm. Exp.:
CHRISTOPHER P. MOSELEY
MY COMMISSION EXPIRES 10/07/09

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
3800 COLONNADE PARKWAY, SUITE 630
BIRMINGHAM, AL 35243

SEND TAX NOTICE TO:
Jeffrey E. Risberg
4609 Schenley Road
Baltimore, MD 21210