

13952

20060418000180860 1/2 \$84.00  
Shelby Cnty Judge of Probate, AL  
04/18/2006 03:02:13PM FILED/CERT

Shelby County, AL 04/18/2006  
State of Alabama

Deed Tax: \$70.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden

PADEN & PADEN  
Attorneys at Law  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

SEND TAX NOTICE TO:

G. MICHAEL LANGE  
210 HILLWOOD PARK SOUTH

ALABASTER, ALABAMA 35007

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of SEVENTY THOUSAND DOLLARS and 00/100 (\$70,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, RON ROCKHILL, A MARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto G. MICHAEL LANGE and YAN W. LANGE, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 96, ACCORDING TO THE SURVEY OF WEATHERLY, OXFORD SECTOR 10, AS RECORDED IN MAP BOOK 19, PAGE 38, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO EXISTING EASEMENTS, RESTRICTIONS, SET BACK LINES, RIGHTS OF WAYS, LIMITATIONS, IF ANY, OF RECORD.

\$ .00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**\*\*SAID PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR OR THE GRANTOR'S SPOUSE.\*\***

**TO HAVE AND TO HOLD** Unto the said GRANTEES 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 hereby 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 the said GRANTEES, 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 noted 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

GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, RON ROCKHILL, A MARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 21st day of February, 2006.

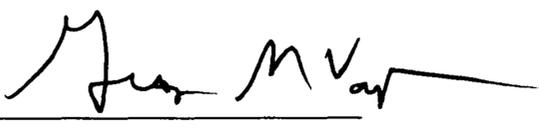
  
\_\_\_\_\_  
RON ROCKHILL  
  
\_\_\_\_\_

STATE OF ALABAMA)  
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that RON ROCKHILL, A MARRIED PERSON, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 21st day of February, 2006.

  
\_\_\_\_\_  
Notary Public

My commission expires: 9.29.06