20060504000209380 1/2 $27.50
Shelby Cnty Judge of Probate,AL
05/04/2006 10:16:57AM FILED/CERT

Shelby County, AL 05/04/2006
State of Alabama

Deed Tax:$13.50

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

CHRIS GLOVER
4820 WINNEBAGO DRIVE
BIRMINGHAM, AL 35244

STATE OF ALABAMA
COUNTY OF JEFFERSON

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED

Know All Men by These Presents: That in consideration of **TWO HUNDRED FIFTY FOUR THOUSAND DOLLARS 00/100 ($254,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **LINUS D. PIEPHO and NANCY PIEPHO, HUSBAND AND WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **CHRIS GLOVER and ERIN GLOVER, 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 ~~JEFFERSON~~ SHELBY County, Alabama, to-wit:

LOT 58, ACCORDING TO THE SURVEY OF OAK GLEN FIRST SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 104, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2005, A LIEN, BUT NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
2. EASEMENTS, BUILDING SETBACK LINES AS SHOWN ON RECORDED MAP.
3. RESTRICTIONS APPEARING IN BOOK 45, PAGE 3.
4. AGREEMENT WITH ALABAMA POWER COMPANY FOR UNDERGROUND RESIDENTIAL DISTRIBUTION AS RECORDED IN BOOK 53, PAGE 904.
5. TERMS, AGREEMENTS AND RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN BOOK 53, PAGE 907.
6. EASEMENTS/RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS RECORDED IN BOOK 59, PAGE 346 AND BOOK 75, PAGE 599.

$203,200.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

$37,500.00 of the consideration herein was derived from a second mortgage closed simultaneously herewith.

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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, **LINUS D. PIEPHO and NANCY PIEPHO, HUSBAND AND WIFE**, have hereunto set his, her or their signature(s) and seal(s), this the 27th day of April, 2006.

LINUS D. PIEPHO

NANCY PIEPHO

STATE OF ALABAMA
COUNTY OF SHELBY

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **LINUS D. PIEPHO and NANCY PIEPHO, HUSBAND AND WIFE,** 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 27th day of April, 2006.

Notary Public

My commission expires: 7/11/06

ROBERT S. PADEN
NOTARY
PUBLIC
ALABAMA STATE AT LARGE