20060504000210390 1/2 $71.00
Shelby Cnty Judge of Probate,AL
05/04/2006 02:23:23PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Law Offices of Jeff W. Parmer, LLC
402 Office Park Drive
Birmingham, Alabama 35223

GRANTEE'S ADDRESS:
Karen Eargle
120 Stevens Hill Circle
Birmingham, AL 35244

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

JOINT SURVIVORSHIP DEED

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

Deed Tax:$57.00

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Eighty Five Thousand and 00/100 ($285,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Eric A. Niemann and wife, Laura P. Niemann,** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Karen Eargle and Cindy M. Jones,** hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See Attached Exhibit A.

Subject to existing easements, currents taxes, restrictions, set-back lines and rights of way, if any, of record.

$228,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seal this the 3rd day of May, 2006.

Eric A. Niemann

Laura P. Niemann

STATE OF Alabama)
:
COUNTY OF Jefferson)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Eric A. Niemann and wife, Laura P. Niemann whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed their name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 3rd day of May, 2006.

NOTARY PUBLIC Jeff W. Parmer
My Commission Expires: 9/27/08

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EXHIBIT A

The following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 45 of the Amended Plat of Brookhaven, Sector 3 and also a part of Lot 47, as recorded in Map Book 11, page 118, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows: Commence at the most Southerly corner of said Lot 47; thence run Northwesterly along the Southwesterly line of Lot 47 a distance of 92.0 feet to the Point of Beginning, said point also being the most Southerly corner of said Lot 45; thence 122 degrees 35' 48" right and run Northeasterly a distance of 201.60 feet; thence 46 degrees 09' 16" left and run Northeasterly for a distance of 76.17 feet to the most Southwesterly corner of Lot 46; thence 146 degrees 01' 58" left and run Southwesterly along the Northwesterly lot line of Lot 47 for a distance of 260.23 feet to the Point of Beginning.

Also, an ingress and egress easement being more particularly described as follows: Commence at the most Northerly corner of Lot 45; thence run Southwesterly along the Northwesterly line of Lot 45 for a distance of 35 feet to the Point of Beginning; thence turn 13 degrees 02' 46" right and run Southwesterly for a distance of 238.25 feet to a point on the Southwesterly line of Lot 56; thence 71 degrees 14' 36" right and Northwesterly along the Southwesterly line of Lot 45 for a distance of 51.69 feet to the most Westerly corner of Lot 45; thence 119 degrees 37' 37" right and run Northeasterly along the Northwesterly line of Lot 45 for a distance of 259.40 feet to the Point of Beginning.