

14661

20060809000384430 1/2 \$122.00  
Shelby Cnty Judge of Probate, AL  
08/09/2006 08:21:53AM FILED/CERT

Shelby County, AL 08/09/2006  
State of Alabama  
Deed Tax: \$108.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

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

MATTHEW K. LAWRENCE  
911 SYCAMORE DRIVE  
BIRMINGHAM, AL 35244-2893

STATE OF ALABAMA  
COUNTY OF SHELBY

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP  
WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of **FIVE HUNDRED THIRTY NINE THOUSAND DOLLARS 00/100 (\$539,000.00)** to the undersigned grantor or grantors in hand paid by the **GRANTEES** herein, the receipt of which is acknowledged, I/we, **KEVIN M. SCHAMBEAU and STEPHANIE N. SCHAMBEAU, HUSBAND AND WIFE** (herein referred to as **GRANTORS**) do grant, bargain, sell and convey unto **MATTHEW K. LAWRENCE and ROBYN LAWLEY LAWRENCE**, (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 2903, according to the Survey of Riverchase Country Club, 29th Addition, as recorded in Map Book 18, Page 123, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

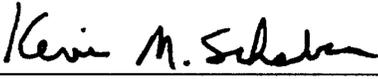
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2005 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
2. 15 FOOT EASEMENT ON THE WESTERLY HALF OF LOT, A 10 FOOT EASEMENT ALONG THE REAR OF LOT AND A 10 FOOT EASEMENT RUNNING THROUGH THE LOT AS SHOWN BY RECORDED MAP
3. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS (PROVISIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, OR NATIONAL ORIGIN ARE OMITTED) PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN MAP BOOK 18, PAGE 123.
4. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 311, PAGE 801.
5. RESERVATION OF MINING AND MINERAL RIGHTS IN THE INSTRUMENT RECORDED IN DEED BOOK 127, PAGE 140, TOGETHER WITH THE APPURTENANT RIGHTS TO USE THE SURFACE.

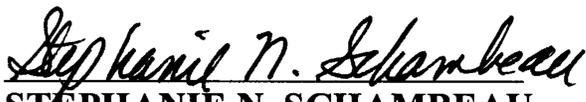
\$431,200.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**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, **KEVIN M. SCHAMBEAU** and **STEPHANIE N. SCHAMBEAU**, have hereunto set his, her or their signature(s) and seal(s), this the 24th day of July, 2006.

  
\_\_\_\_\_  
KEVIN M. SCHAMBEAU

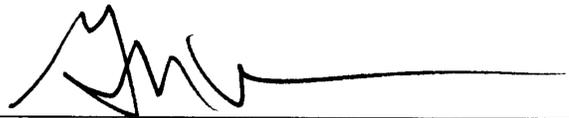
  
\_\_\_\_\_  
STEPHANIE N. SCHAMBEAU

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

**ACKNOWLEDGEMENT**

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **KEVIN M. SCHAMBEAU** and **STEPHANIE N. SCHAMBEAU**, 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 24th day of July, 2006.

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

My commission expires: 9.29.06

