1529

20061227000628710 1/2 $15.00
Shelby Cnty Judge of Probate,AL
12/27/2006 03:37:56PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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

SEND TAX NOTICE TO:

DAVID R. GARDENHOUR
4195 OLD CAHABA PARKWAY
HELENA, AL 35080

STATE OF ALABAMA
COUNTY OF Shelby

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED FORTY NINE THOUSAND NINE HUNDRED DOLLARS 00/100 ($249,900.00) DOLLARS to the undersigned grantor, **TANGLEWOOD CORPORATION, Corporation**, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto **DAVID R. GARDENHOUR and JANINE M. GARDENHOUR, 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 1820 ACCORDING TO THE SURVEY OF OLD CAHABA V FIRST ADDITION AS RECORDED IN MAP BOOK 35 PAGE 120 IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2006 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2007.
2. SUBJECT TO MATTERS SHOWN ON RECORDED MAP BOOK 33 PAGE 80.
3. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 200548160 AND 200552413.
4. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES TOGHETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS PRIVILEGES AND IMMUNITITES RELATING THERETO.
5. RESTRICTIONS AND RIGHTS OF WAY RECORDED IN INSTRUMENT 200552704.

$199,920.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.
$49,980.00 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.

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IN WITNESS WHEREOF, the said **STEVE O'NEIL** as **CFO** of **TANGLEWOOD CORPORATION** , has hereunto subscribed his/her/their name on this the 21st day December of 2006.

TANGLEWOOD CORPORATION

STEVE O'NEIL
CFO

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **STEVE O'NEIL**, whose name as **CFO** of **TANGLEWOOD CORPORATION**, Corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation.

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

Notary Public

My commission expires: _____ '09

ELIZABETH L. HENDERSON
NOTARY
PUBLIC
ALABAMA STATE AT LARGE