


This instrument was prepared by:  
William H. Halbrooks, Attorney  
#1 Independence Plaza - Suite 704  
Birmingham, AL 35209

Send Tax Notice To:  
Justin Schilling  
3704 Crossings Crest  
Hoover, AL 35242

  
20090728000289360 1/1 \$26.00  
Shelby Cnty Judge of Probate, AL  
07/28/2009 02:43:39 PM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

That in consideration of Two Hundred Ninety-Four Thousand Five Hundred and No/100 (\$294,500.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, I/we, Nancy R. Sheffield Bachofer and Ed Bachofer, Wife and Husband

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto  
Justin Schilling and Mary Beth Harlan

(herein referred to as GRANTEES,) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 176, according to the Survey of Phase Two Caldwell Crossings, 2<sup>nd</sup> Sector, as recorded in Map Book 31, Page 31, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

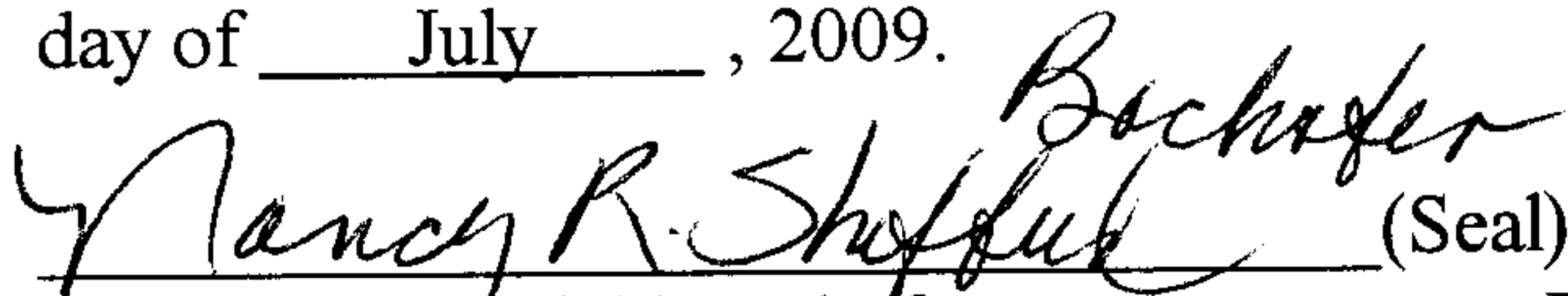
\$ 279,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Nancy R. Sheffield and Nancy R. Sheffield Bachofer are one and the same person.

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, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 20th day of July, 2009.

  
Nancy R. Sheffield Bachofer (Seal)

  
Ed Bachofer (Seal)

Shelby County, AL 07/28/2009  
State of Alabama  
Deed Tax : \$15.00

STATE OF ALABAMA )

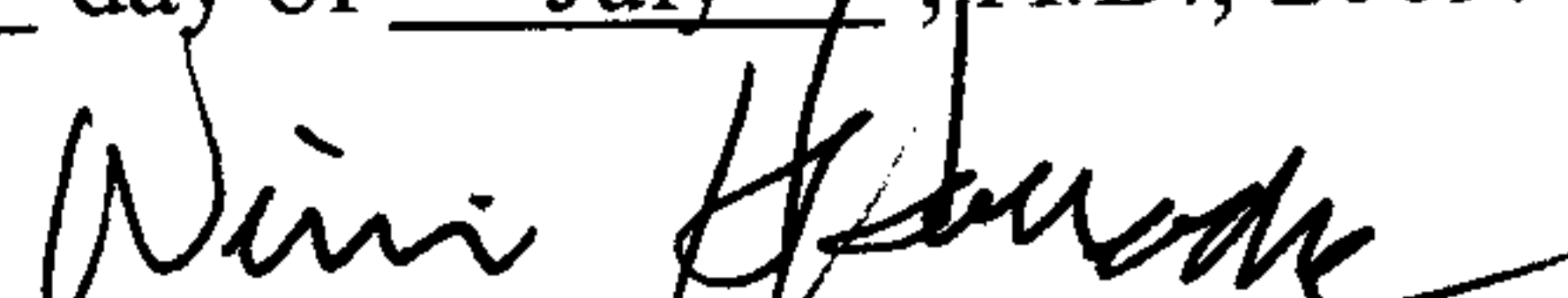
General Acknowledgment

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nancy R. Sheffield Bachofer and Ed Bachofer, 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of July, A.D., 2009.

My Commission Expires: 4/21/12

  
William H. Halbrooks, Notary Public