



20091103000410340 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
11/03/2009 10:42:46 AM FILED/CERT

SEND TAX NOTICE TO:

This Instrument Prepared by
Kracke & Thompson, LLP
2204 Lakeshore Drive, Ste 300
Birmingham, AL 35209
(205) 933-2756

[Space Above This Line for Recording Data]

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of ^{one} **One Hundred Fifty Thousand 00/100s Dollars (\$150,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Brian W. Steinert and wife, Ashley H. Steinert** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Lesley Lawrence Etheridge and Gloria Janet Etheridge** (herein referred to as grantees), for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby** County, Alabama, to wit:

Lot 51, according to the Final Plat of Holland Lakes Sector 1, as recorded in Map Book 34, Page 85, in the Probate Office of Shelby County, Alabama

Together with the nonexclusive easement to use the Common Areas as more particularly described in Holland Lakes Declaration of Covenants, Conditions and Restrictions executed by the Grantor and filed for record as Instrument No. 20050425000196100 in the Probate Office of Shelby County, Alabama (the "Declaration").

Mineral and mining rights excepted

Subject to ad valorem taxes for the current year and subsequent years.

Subject to restrictions, reservations, conditions, and easements of record.

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$147,283.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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.

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IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 23 day of October, 2009.

Brian W. Steinert
Brian W. Steinert

Ashley H. Steinert
Ashley H. Steinert

STATE OF ALABAMA,

Jefferson County ss:

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that **Brian Steinert and Ashley H. Steinert**, 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 this conveyance, he executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 23rd day of October, 2009.

My Commission Expires: 10/31/2012

[Signature]
Notary Public

Deed Tax : \$3.00

(S E A L)