

Send tax notice to:

WILLIAM T. EHRBAR
5028 STONE BRIDGE LANE
BIRMINGHAM, AL, 35242

STATE OF ALABAMA
SHELBY COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2010123

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty-Six Thousand and 00/100 Dollars (\$246,000.00) in hand paid to the undersigned, WILLIAM T. SAKSHAUG, a married man, not joined by spouse (hereinafter referred to as "Grantors") by WILLIAM T. EHRBAR and LEAH H. EHRBAR (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 46, ACCORDING TO THE SURVEY OF SOUTHERN PINES, SIXTH SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 107, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR HIS RESPECTIVE SPOUSE.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2009 which constitutes a lien but are not yet due and payable until October 1, 2010.
2. Easements and building lines as shown on recorded map(s), including but limited to any notes, conditions, and restrictions.
3. Right of Way in favor of Alabama Power Company and Southern Bell Telephone & Telegraph Company by instrument(s) recorded in Book 48, page 42.
4. Restrictions appearing of record in Book 45, page 17.
5. Right of Way to South Central Bell Telephone Company by instrument(s) recorded in Deed Book 320, page 926.

\$254,100.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.



20100505000138340 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
05/05/2010 09:13:24 AM FILED/CERT

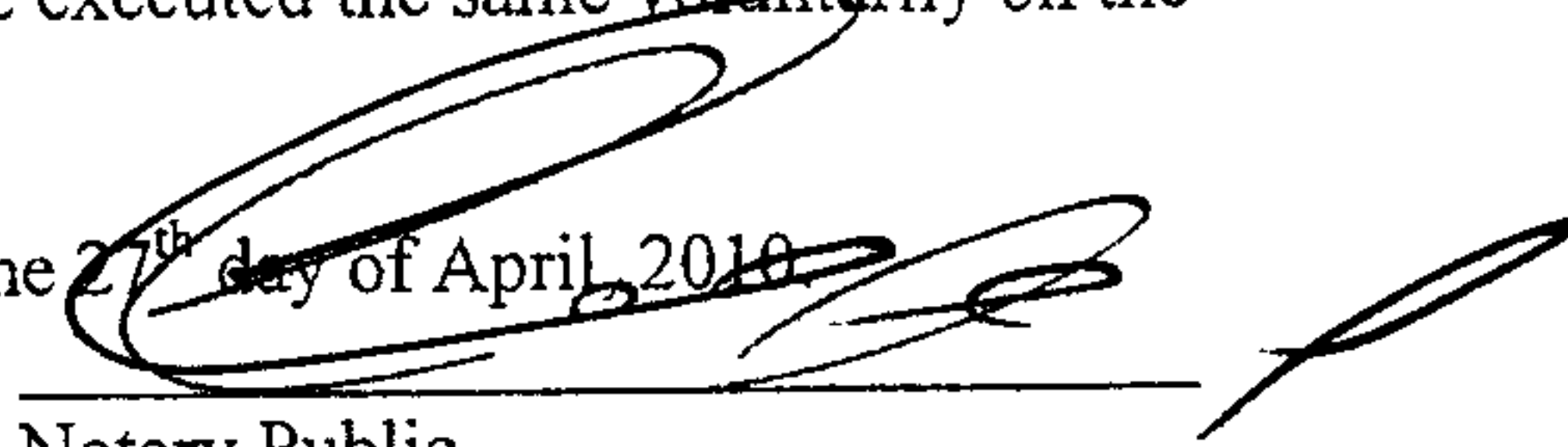
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 27th day of April, 2010.

William T. Sakshaug
WILLIAM T. SAKSHAUG

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that WILLIAM T. SAKSHAUG, whose name is signed to the foregoing
instrument, and who is known to me, acknowledged before me on this day, that, being
informed of the contents of the said instrument, she executed the same voluntarily on the
day the same bears date.

Given under my hand and official seal this the 27th day of April, 2010.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 04/13/12

