



20100603000174600 1/2 \$66.50
Shelby Cnty Judge of Probate, AL
06/03/2010 08:48:39 AM FILED/CERT

This deed prepared by:

Sparks Law Firm, LLC
2635 Valleydale Road, Suite 200
Birmingham, AL 35244

Grantee Address:

Jennifer Kane
2009 Sourwood Drive
Hoover, AL 35244

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Two Hundred Sixty Two Thousand and no/one-hundredths Dollars (\$262,000.00), and other good and valuable consideration paid to the undersigned **DOUGLAS SCHAUER and SUSAN E. SCHAUER, husband and wife**, (hereinafter referred to as “Grantor”), do hereby covenant, convey and warrant unto **JENNIFER VANCE KANE**, an unmarried woman, (hereinafter referred to as “Grantee”), the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantee, together with every contingent remainder and right of reversion, all the Grantors’ interest in the following-described real estate situated in **SHELBY COUNTY, ALABAMA**, to-wit:

Lot 909, according to the Survey of Riverchase Country Club, 16th Addition, as recorded in Map Book 9, Page 58, in the Probate Office of Shelby County, Alabama.

Subject to all easements, utility lines, restrictions, covenants, and reservations of record.


TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, in fee simple,
forever.

And the said Grantors do, for Grantors', Grantors' successors and assigns, covenant with the said Grantee, her heirs and assigns, that Grantors are lawfully seized of title in fee simple of said premises; that the premises are free from all encumbrances, except as set out above, that Grantors have a good right to sell and convey the same as aforesaid; and that Grantors will and Grantors' successors and assigns shall warrant and defend the same unto the said Grantee, her successors and assigns, forever against the lawful claims of all persons.

Deed Tax : \$52.50

IN WITNESS WHEREOF, Grantors have set Grantors' hands and seal this 26th day of
May, 2010.


Douglas Schauer



Susan E. Schauer

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, hereby certify that Douglas Schauer, whose name is signed to the foregoing instrument or conveyance, and who is known to me, and who acted with full authority, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand this the 26th day of May, 2010.

(SEAL)

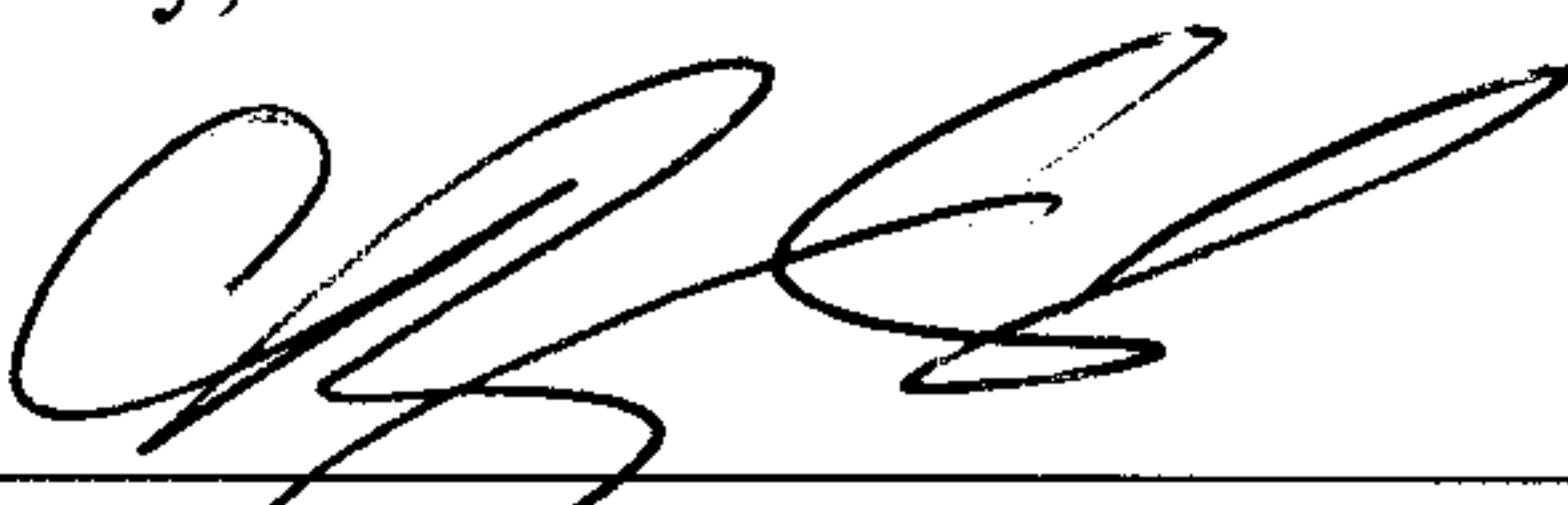

C. Ryan Sparks, Notary Public
My commission expires: December 18, 2011

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, hereby certify that Susan E. Schauer, whose name is signed to the foregoing instrument or conveyance, and who is known to me, and who acted with full authority, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand this the 26th day of May, 2010.

(SEAL)


C. Ryan Sparks, Notary Public
My commission expires: December 18, 2011