

This instrument was prepared by:

John L. Hartman, III
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:

Aaron Bauck
Leslie Robertson Bauck
2518 Inverness Point Drive
Birmingham, AL 35242

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA

COUNTY OF SHELBY



20101105000372640 1/1 \$34.00
Shelby Cnty Judge of Probate, AL
11/05/2010 02:40:56 PM FILED/CERT

That in consideration of Four Hundred Thirty-Seven Thousand Five Hundred and 00/100 (\$437,500.00) DOLLARS to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, **Daniel E. Wohlfarth** and wife, **Mari Wohlfarth**, do hereby grant, bargain, sell and convey unto **Aaron Bauck** and **Leslie Robertson Bauck**, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 5, Block 4, according to the Survey of Inverness Point Phase II, as recorded in Map Book 13, Page 19, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 2011 and subsequent years; (2) Easement(s), building line(s) and restriction(s) as shown on recorded map; (3) Restrictions appearing of record in Real Volume 226, Page 837; Real Volume 232, Page 3 and Real Volume 237, Page 700; (4) Mineral and mining rights and other rights, privileges and immunities relating thereto, including release of damages, if previously conveyed.

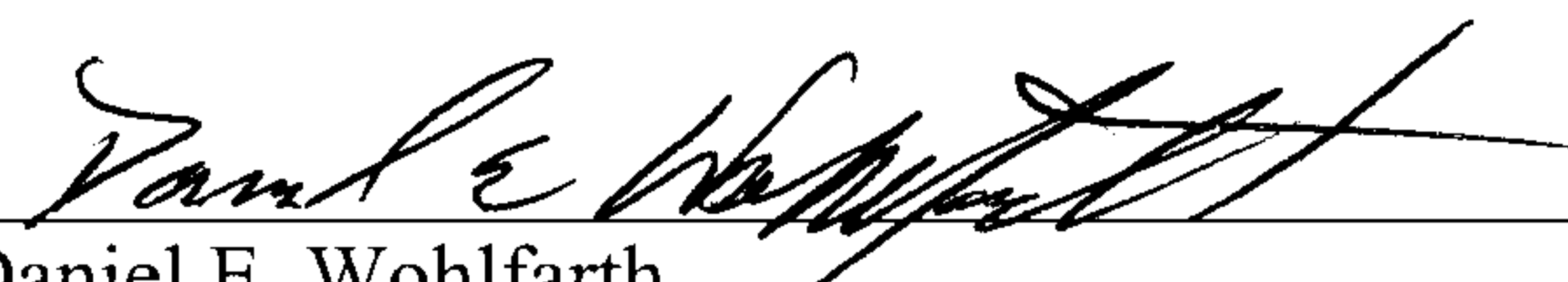
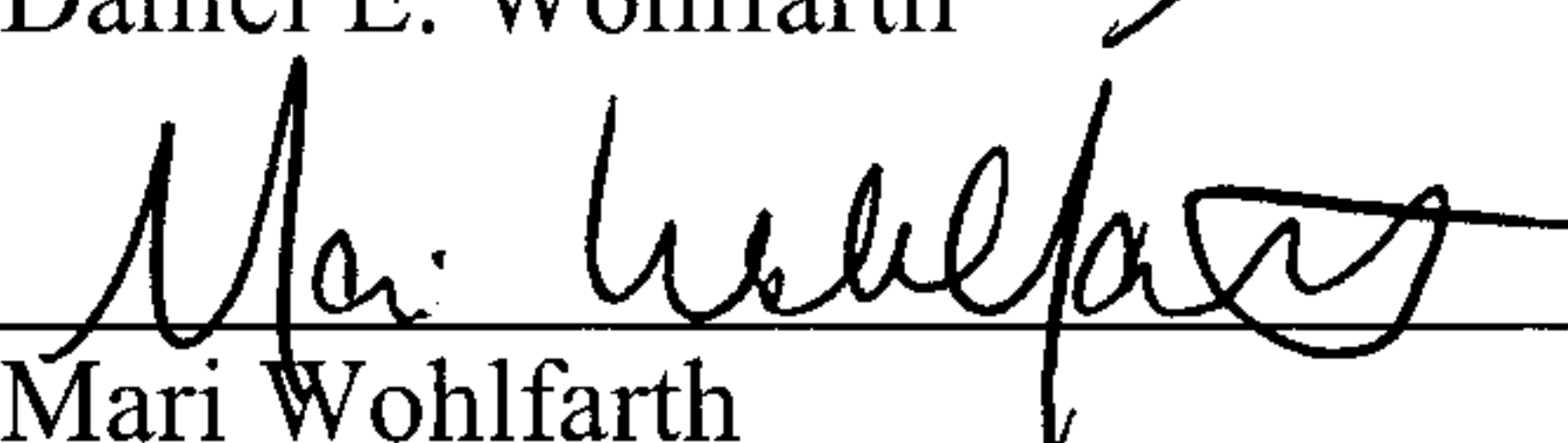
\$415,625.00 of the purchase price recited above has been paid from the proceeds of a first and second mortgage loan closed simultaneously herewith.

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.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 1st day of November, 2010.

Deed Tax : \$22.00


Daniel E. Wohlfarth

Mari Wohlfarth

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Daniel E. Wohlfarth** and wife, **Mari Wohlfarth**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of November, 2010.

My Commission Expires:

8/4/13


Notary Public