

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Timothy R. Neubauer and Jon Ann Neubauer
1036 Grove Park Way
Birmingham, AL 35242

STATE OF ALABAMA)

:

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Four Hundred Twenty Thousand and 00/100 (\$420,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Zachariah P. Garner, an unmarried man, and Julie R. Garner, an unmarried woman**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Timothy R. Neubauer and Jon Ann Neubauer**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 1173-A, according to the Resurvey of Highland Lakes, 11th Sector, an Eddleman Community, as recorded in Map Book 33, Page 107, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Inst. #1996-17543 and further amended in Inst. # 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 11th Sector, recorded as Instrument No. 2000-41316 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Subject To:

Ad valorem taxes for 2012 and subsequent years not yet due and payable until October 1, 2012.
Existing covenants and restrictions, easements, building lines and limitations of record.

\$336,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

Shelby County, AL 12/07/2011
State of Alabama
Deed Tax: \$84.00



20111207000368960 2/3 \$102.00
Shelby Cnty Judge of Probate, AL
12/07/2011 10:26:41 AM FILED/CERT

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 1st day of ~~November~~, 2011.
December

Zachariah P. Garner

Zachariah P. Garner

STATE OF Texas)

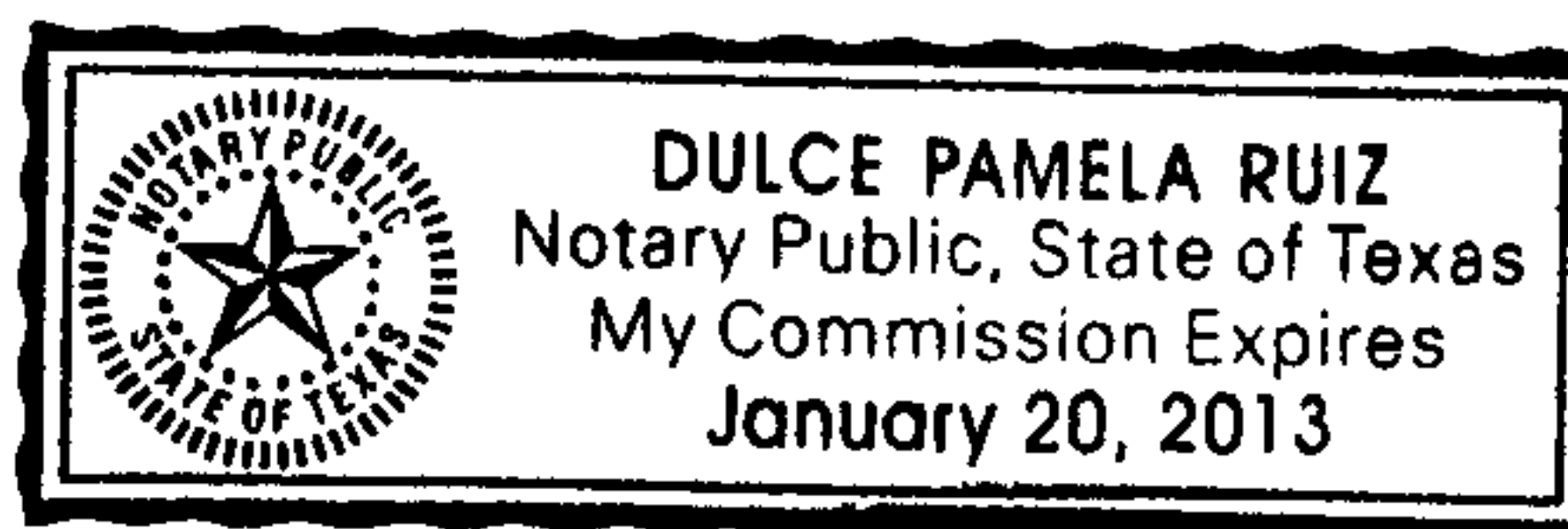
COUNTY OF Texas)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Zachariah P. Garner, a married man, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of ~~November~~, 2011. December

Dulce Pamela Ruiz
NOTARY PUBLIC

My Commission Expires: Jan 20, 2013



IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 1st day of December, 2011.

Julie R. Garner

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Julie R. Garner, a married woman, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of December, 2011.

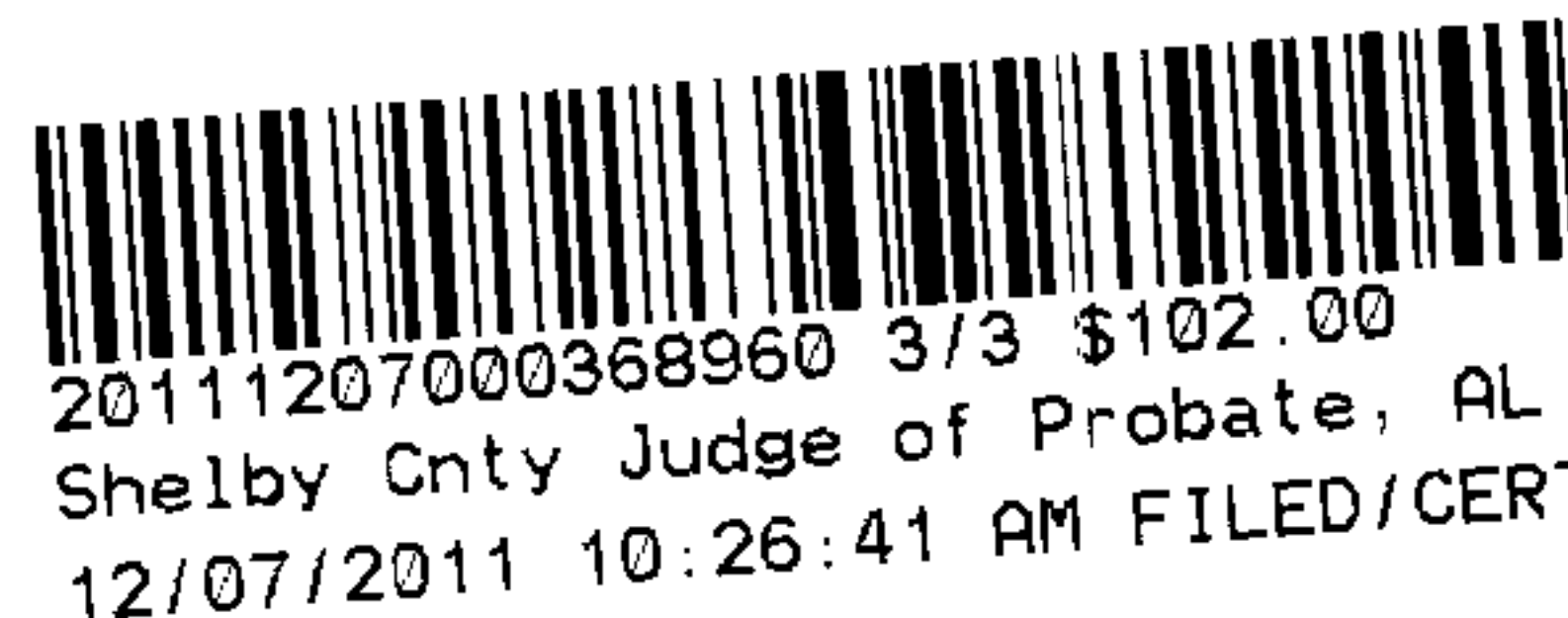
NOTARY PUBLIC

My Commission Expires:

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the ____ day of November, 2011.

Zachariah P. Garner

STATE OF _____)
COUNTY OF _____)




I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Zachariah P. Garner, a married man, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the ____ day of November, 2011.

NOTARY PUBLIC
My Commission Expires:

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 1st day of December, 2011.



Julie R. Garner

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Julie R. Garner, a married woman, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of December, 2011.



NOTARY PUBLIC
My Commission Expires: 6-5-2015

