

**This Instrument Prepared By:**

C. Ryan Sparks, Attorney  
2635 Valleydale Road, Suite 200  
Birmingham, Alabama 35244  
DIRECT: 205-215-8433

**Send Tax Notice To Grantees Address:**

Eugene Vonderau and Mary Lou Vonderau  
P.O. Box 635  
Helena, Alabama 35080

**WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**


That for and in consideration of **FIFTY ONE THOUSAND AND NO/100 (\$51,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **KERRY T. ERNST and LINDI M. ERNST, husband and wife**, (herein 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, **EUGENE VONDERAU and MARY LOU VONDERAU**, (herein 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, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 7, according to the Survey of Resubdivision of Lots 1 and 4, South Cove 3rd Sector, as recorded in Map Book 21, Page 70, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2017 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book , Page .
7. Restrictions, conditions, and Restrictive Covenants appearing of record in Real Book 267, Page 890, amended restrictions recorded under Instrument #1996-24093; Instrument # 1994-31178 and Instrument #2003-22053.
8. Riparian rights to the use of the Lake as shown on recorded map.
9. Utility easements as shown on recorded map.
10. Subject to Shelby County Department of Planning & Development requiring that as long as this subdivision remains private, the roads, structures and drainage shall be maintained by the property owners. It is therefore expressly made a condition of this conveyance that the

Shelby County, AL 03/16/2017  
State of Alabama  
Deed Tax: \$18.00

  
20170316000088360 1/3 \$39.00  
Shelby Cnty Judge of Probate, AL  
03/16/2017 08:15:18 AM FILED/GERT

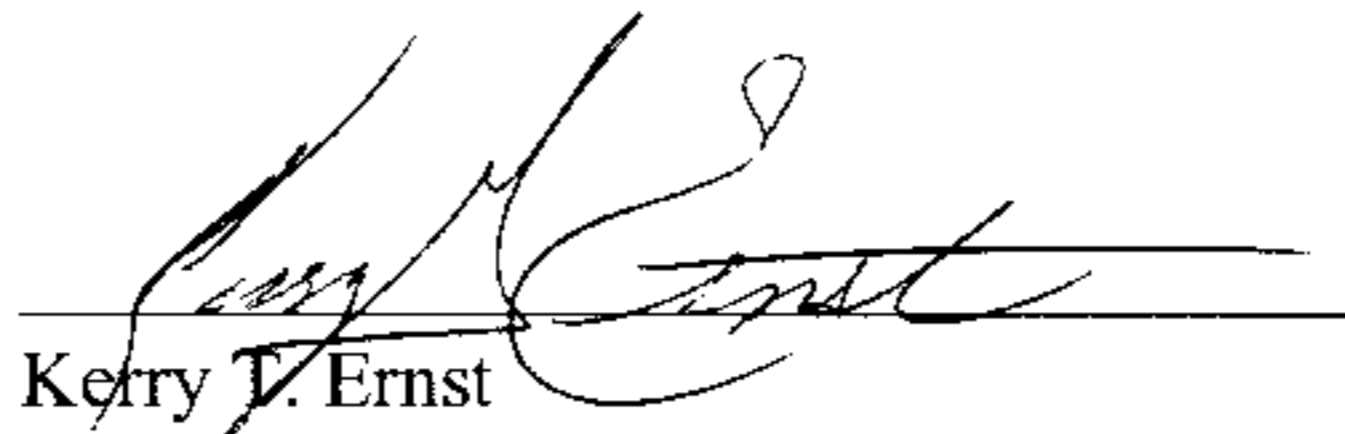
grantee shall contribute ratably with the other property owners in the subdivision to the cost of any materials and labor used in the repair and maintenance of South Cove Court, drainage facilities, and structures associated therewith as shown on the plat of said subdivision. This duty to repair and maintain shall continue until such time as, if, and when the subdivision becomes public.

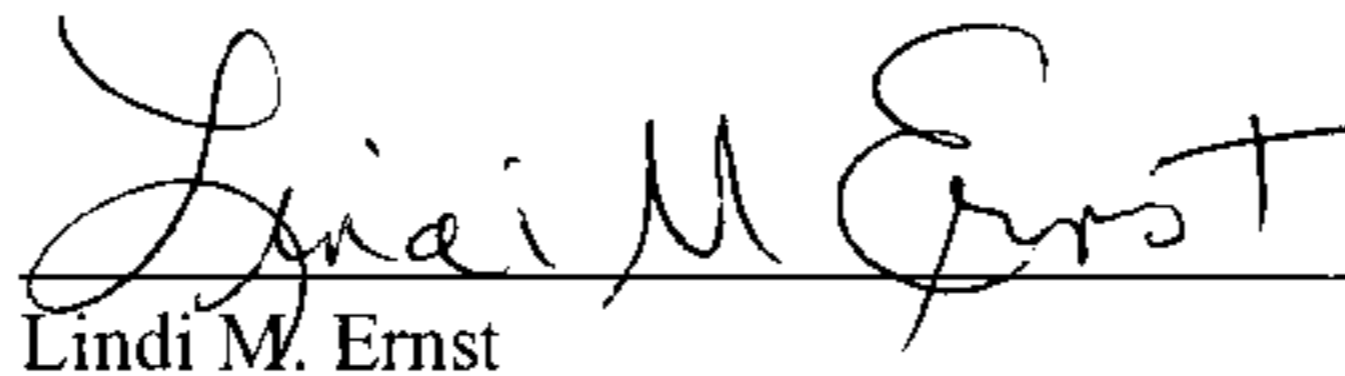
**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship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

**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 **SHELBY 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.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of March 9, 2017.

**GRANTORS:**

  
Kerry T. Ernst

  
Lindi M. Ernst

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Kerry T. Ernst and Lindi M. Ernst, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Kerry T. Ernst and Lindi M. Ernst each executed the same voluntarily on the day the same bears date.

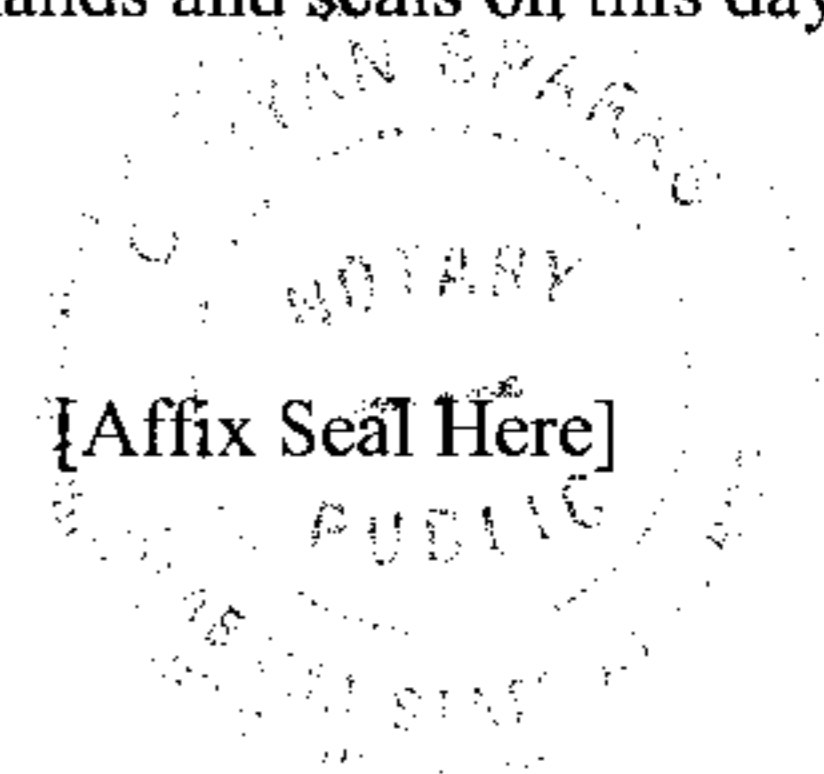
**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of March 9, 2017.

  
C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2019



20170316000088360 2/3 \$39.00  
Shelby Cnty Judge of Probate, AL  
03/16/2017 08:15:18 AM FILED/CERT



**Real Estate Sales Validation Form**

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Kerry T. Ernst  
Mailing Address Lindi M. Ernst  
153 Windwood Circle  
Alabaster, AL 35007

Grantee's Name Eugene Vonderau  
Mailing Address Mary Lou Vonderau  
P.O. Box 635  
Helena, AL 35080

Property Address Lot 7 South Cove MB 21 Page 70  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 3/9/17  
Total Purchase Price \$ 51,000.00  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
- Sales Contract
- Closing Statement

- Appraisal
- Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

**Instructions**

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 3/9/17

Print C. Ryan Sparks


\_\_\_\_\_  
Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**

  
20170316000088360 3/3 \$39.00  
Shelby Cnty Judge of Probate, AL  
03/16/2017 08:15:18 AM FILED/CERT