20061010000500470 1/1 $30.00
Shelby Cnty Judge of Probate,AL
10/10/2006 09:43:51AM FILED/CERT

Document Prepared By:
L.H. (Woody) Hamilton Jr, P.C.
6 Office Park Circle, Ste 214
Birmingham, Alabama 35223

Send Tax Notice To:
Charles R. Pyron
110 Waiters Cove
Sterrett, Alabama 35145

CORPORATION WARRANTY DEED-Joint Tenants with Right of Survivorship

STATE OF ALABAMA }
COUNTY OF SHELBY }

Shelby County, AL 10/10/2006
State of Alabama

Deed Tax:$19.00

KNOW ALL MEN BY THESE PRESENTS
THAT IN CONSIDERATION OF **Three Hundred Seventy Nine Thousand Nine Hundred and No/Dollars ($379,900.00)** to the undersigned grantor, a corporation, in hand paid by the grantee herein, the receipt of where is acknowledged, the said
DeMeis-HomeSouth Custom Homes, L.L.C., (herein referred to as Grantor(s)) does by these presents, grant, sell, bargain and convey unto **Charles R. Pyron and Leah Pyron,** (herein referred to as Grantee(s))for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following describer real estate, situated in **Shelby County**, Alabama to wit:
Lot 27, according to the Survey of Bear Creek Ridge, Sector II, A Resurvey of Lot 3A of a Resurvey of Bear Creek Ridge, as recorded in Map Book 25, Page 80, in the Probate Office of Shelby County, Alabama.
Subject to easements, set back lines, restrictions, conditions, covenants, mineral and mining rights and current taxes not due.

$360,905.00 of consideration above paid from the proceeds of a purchase money mortgage closed herewith.

TO HAVE AND HOLD the afore granted premises in fee simple to the said GRANTEE(S) for their Joint lives as joint tenants with rights of survivorship as stated above, and his/her/their heirs, successors and assigns forever.

And said grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) **DeMeis-HomeSouth Custom Homes, L.L.C.,** by its members, **Marc DeMeis,** who **is authorized** to execute this conveyance, has hereto set its signature and seal this date: **September 29, 2006**.

GRANTOR(S) Marc DeMeis, Member (SEAL)
Marc DeMeis, Member

_____(SEAL)

STATE OF Alabama
COUNTY OF Jefferson
I, the undersigned notary public in for said State, hereby certify that **Marc DeMeis, Member of DeMeis-HomeSouth Custom Homes, LLC,** a corporation, is signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this document, as such officer and with full authority, executed the same voluntarily on the same bears date as said act of corporation.

Given under my hand and signed this date: **September 29, 2006.**

My Commission Expires: 12/04/08 _____(Seal)
Notary Public

L. HALE HAMILTON JR. NOTARY PUBLIC ALABAMA STATE AT LARGE MY COMMISSION EXPIRES 12/04/08