

This instrument was prepared by:
William R. Justice
P.O. Box 1144, Columbiana, AL 35051

Grantees' Address:
109 Dale Drive
Montevallo, AL 35115

LIMITED LIABILITY COMPANY FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-seven Thousand Five Hundred and no/100 Dollars, (\$47,500.00), to the undersigned Grantor, JBJ Construction, L.L.C., a limited liability company, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto Kenneth R. Oswalt and Josephine Oswalt (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY County, Alabama:

Lot 47, in Block 2, according to the Survey of Norwick Forest, Third Sector, Second Phase, as recorded in Map Book 23, Page 121, in the Probate Office of Shelby County, Alabama

Subject to:

1. Easement(s), building line, and restrictions as shown on recorded map.
2. Right-of-way granted to Alabaster Water and Gas Board recorded in Real Book 124, page 255, in the Probate Office of Shelby County, Alabama.
3. Rights-of-way granted to Alabama Power Company recorded in Real Book 157, page 664; Real Book 179, page 21; Real Book 157, page 662; and Real Book 224, page 583, in the Probate Office of Shelby County, Alabama.
4. Restrictions and covenants appearing of record in Real Book 170, page 137; Real Book 182, page 942; Real Book 196, page 766; Real Book 228, page 563, and Instrument #1994-3062, in the Probate Office of Shelby County, Alabama.
5. Title to others in all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

TO HAVE AND TO HOLD to 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, together with every contingent remainder and right of reversion.

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, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

Inst # 2001-03156

01/29/2001-03156
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SHELBY COUNTY JUDGE OF PROBATE

002 HMB 64.50

INBsc/ Davis Plaza

IN WITNESS WHEREOF, the said GRANTOR, by its member, James N. Carroll, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of January, 2001.

JBJ Construction, L.L.C.

By James N. Carroll
James N. Carroll, as its member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James N. Carroll, whose name as member of JBJ Construction, L.L.C., a limited liability company, 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 conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 27th day of January, 2001.

William R. Justice
Notary Public



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