

This form furnished by:

**Cahaba Title, Inc.**

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This instrument was prepared by:

(Name) Jones & Waldrop  
(Address) 1025 Montgomery Highway  
Birmingham, Al. 35216

Send Tax Notice to:

(Name) Paul L. Mann  
(Address) 116 Cliff Rd.  
Sterrett, Al. 35147

LIMITED LIABILITY CORP. **WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Two hundred sixty thousand and no/100 (\$260,000.00) Dollars

to the undersigned grantor, Mike Mitchell Homes, LLC

an Alabama Limited Liability  
Corporation

(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

Paul L. Mann and Ruth A. Mann

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 604, according to the Survey of Forest Park, 6th Sector, 2nd Phase, as recorded  
in Map Book 24, Page 110 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

\$50,000.00 of the above mentioned purchase price was paid for from a mortgage loan  
which was closed simultaneously herewith.

Inst # 2001-18900

05/10/2001-18900  
11:03 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CJ1 224.00

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with the 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 en-  
tire 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 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, war-  
rant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all  
persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Member(s) who are authorized to execute this con-  
veyance, has hereto set its signature and seal, this the 7 day of May, 2001

MIKE MITCHELL HOMES, LLC

William M. Mitchell (Seal)  
William M. Mitchell, MEMBER

By \_\_\_\_\_ (Seal)  
MEMBER

ACKNOWLEDGMENT FOR LIMITED LIABILITY CORPORATION

STATE OF ALABAMA

Jefferson

COUNTY }

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that William Mitchell

whose name(s) as Member of Mike Mitchell Homes, LLC  
a (n) Alabama Limited Liability Corporation  
(state)

and whose name(s) is (are) signed to the foregoing instrument, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said instrument, (he) (she) (they), as such partner(s), and with full authority, executed the same voluntarily for and as the act of said Member LLC

Given under my hand and official seal this 7 day of May 2001

AFFIX NOTARIAL SEAL

Susan Cagle  
Notary Public

My commission expires: 9/13/01

Inst # 2001-18900

05/10/2001-18900  
11:03 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
002 CJ1 224.00

Return To:

Juan F. Valdez  
11-04-01

TO

**WARRANTY DEED**

Limited Liability Corporation  
(Partnership form, jointly for life with  
remainder to survivor)

STATE OF ALABAMA  
COUNTY OF



Recording Fee \$  
Deed Tax \$ \$

This form furnished by  
**Cahaba Title, Inc.**

**RIVERCHASE OFFICE**  
2068 Valleydale Road  
Birmingham, Alabama 35244  
Phone (205) 988-5600

**EASTERN OFFICE**  
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