

8957

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

SEND TAX NOTICE TO:

GLENN E. LACEY

✓ R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of THIRTY ONE THOUSAND FOUR HUNDRED and 00/100 (\$31,400.00) DOLLARS to the undersigned grantor, CUZCO, LLC, AN ALABAMA LIMITED LIABILITY COMPANY 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 GLENN E. LACEY and NANCY LACEY, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 14, ACCORDING TO THE FINAL PLAT FOREST RIDGE, AS RECORDED IN MAP BOOK 31, PAGE 2, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**SUBJECT TO:**

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2002 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2003.
2. 30 FOOT BUILDING LINE, AS SHOWN BY RECORDED MAP.
3. SUBDIVISION RESTRICTIONS SHOWN ON RECORDED PLAT IN MAP BOOK 31, PAGE 2, PROVIDED FOR CONSTRUCTION OF SINGLE FAMILY RESIDENCES ONLY.
4. RIGHT OF WAY TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, RECORDED IN DEED BOOK 326, PAGE 577, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. RIGHT OF WAY TO SHELBY COUNTY, RECORDED IN DEED BOOK 211, PAGE 611, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. EASEMENT AS SET OUT IN THAT CERTAIN DEED RECORDED IN DEED BOOK 324, PAGE 506, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. DECLARATION OF PROTECTIVE COVENANTS AS RECORDED IN INSTRUMENT #2003020400064610, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$253,704.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEES as joint tenants, with 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 entire 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 the said GRANTEES, his, her, or 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 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, CUZCO, LLC, by its MANAGING MEMBER, GARY L. THOMPSON who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 21st day of April, 2003.

CUZCO, LLC

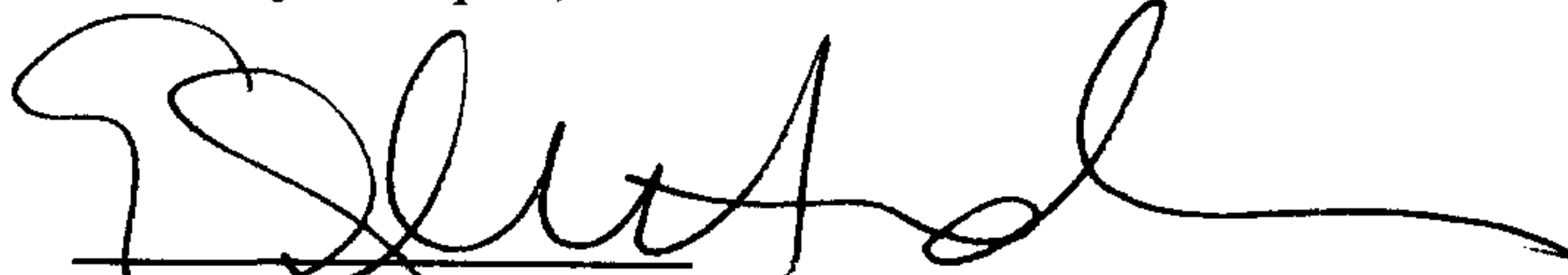
By:   
GARY L. THOMPSON, MANAGING MEMBER

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that GARY L. THOMPSON, whose name as MANAGING MEMBER of CUZCO, LLC, an Alabama 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 or she, 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 this the 21st day of April, 2003.

  
Notary Public

My commission expires: 10.2.05