

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

Grantees' Address:

466 Dorrough Road
Columbiana, AL 35051



20030527000327560 Pg 1/2 22.00
Shelby Cnty Judge of Probate, AL
05/27/2003 14:38:00 FILED/CERTIFIED

LIMITED LIABILITY COMPANY 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 One and no/100 Dollars, (\$1.00), to the undersigned Grantor, Build America Homes, LLC, 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 Don R. Griffin and Patsy D. Griffin (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, all of its undivided right, title and interest in and to the following described real estate, situated in Shelby County, Alabama:

A parcel of land lying in the NE 1/4 of the NW 1/4 of Section 7, Township 20 South, Range 1 East, Shelby County, AL, being more particularly described as follows:

Commence at the NE corner of the NW 1/4, Section 7, Township 20 South, Range 1 East, Shelby County, AL ; Thence run South for a distance of 632.39 feet to a point; Thence turn an angle left of 88 deg. 33 min. 34 sec. and run a distance of 327.03 feet to an Iron Pin Set, said point lying on the South right-of-way margin of Shelby County road no. 445 having a 50 foot right-of-way, and also being the POINT OF BEGINNING; Thence continue along last described course for a distance of 333.40 feet to an Iron Pin Found ; Thence turn an angle right of 91 deg. 35 min. 54 sec. and run a distance of 661.24 feet to an Iron Pin Found; Thence turn an angle right of 90 deg. 14 min. 30 sec. and run a distance of 249.80 feet to an Iron Pin Found, said point lying on the West right of way margin of said Shelby County road 445 having a 50 foot right-of-way ; Thence turn an angle right of 95 deg. 59 min. 35 sec. and run a distance of 82.18 feet to a point lying on said right-of-way; Thence turn an angle right of 204 deg. 11 min. 56 sec. and run a chord distance of 210.80 feet through a curve with a radius of 293.00 feet and a delta of 42 deg. 10 min. 01 sec. to a point on said right-of-way; Thence turn an angle right of 196 deg. 26 min. 58 sec. and run a distance of 120.51 feet to a point on said right-of-way. Thence turn an angle right of 173 deg. 41 min. 39 sec. and run a chord distance of 112.65 feet through a curve with a radius of 310.00 feet and a delta of 20 deg. 56 min. 14 sec. to a point on said right-of-way; Thence turn an angle right of 166 deg. 56 min. 42 sec. and run a distance of 80.84 feet to a point on said right-of-way; Thence turn an angle right of 123 deg. 57 min. 35 sec. and run a chord distance of 157.46 feet through a curve with a radius of 97.00 feet and a delta of 108 deg. 30 min. 53 sec. to a point on said right-of way; Thence turn an angle right of 129 deg. 29 min. 13 sec. and run a distance of 90.16 feet to a an Iron Pin Set, said point lying on said right-of-way; Thence turn an angle right of 107 deg. 37 min. 40 sec. and run a distance of 100.41 feet to an Iron Pin Set; Thence turn an angle right of 269 deg. 48 min. 23 sec. and run a distance of 55.71 feet to an Iron Pin Set; Thence turn an angle right of 270 deg. 00 sec. 00 min. and run a distance of 82 81 feet to an Iron Pin Set, said point lying

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on said right-of-way; Thence turn an angle right of 72 deg. 33 min. 57 sec. and run a distance of 9.65 feet to the POINT OF BEGINNING.

Subject to mortgages, easements, and rights of way of record.

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.

IN WITNESS WHEREOF, the said GRANTOR, by its member, Todd P. Murphy, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 20th day of May, 2003.

Build America Homes, LLC

By


Todd P. Murphy, as its member

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Todd P. Murphy, whose name as member of Build America Homes, LLC, 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 member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 20 day of May, 2003.



Notary Public

