

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

Grantees' Address:
132 Kingsley Court
Alabaster, AL 35007

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 Two Hundred Fifty-seven Thousand and no/100 Dollars (\$257,000.00), to the undersigned Grantor, JBJ Construction, 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 Jason M. Harris and Karen B. Harris (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:

Part of Lot 48 of the Norwick Forest Subdivision, 3rd Sector, Phase 2, a map or plat of which is recorded in Map Book 23, Page 121, in the Probate Office of Shelby County Alabama, and more particularly described as follows:

Beginning at an iron pin found on the right of way of Kingsley Court, common to lots 48 and 49 of said subdivision; thence run Southeasterly and radially to the cul-de-sac a distance of 43.11 feet to an iron pin set; thence with a deflection angle of 45 degrees 57 minutes 52 seconds to the right run a distance of 52.14 feet to an "X" set in the centerline of a concrete flume; thence with a deflection angle of 6 degrees 56 minutes 24 seconds to the left run along the centerline of said concrete flume a distance of 66.67 feet to an "X" set in centerline of flume; thence with a deflection angle of 5 degrees 55 minutes 38 seconds to the left continue along centerline of concrete flume a distance of 99.35 feet to an "X" set in the centerline of concrete flume; thence leaving said flume with a deflection angle of 111 degrees 02 minutes 05 seconds to the right run a distance of 189.97 feet to an iron pin found; thence with a deflection angle of 101 degrees 11 minutes 53 seconds to the right run a distance of 219.14 feet to an iron pin found; thence with a curve turning to the left with a radius of 55.00 feet, with a chord length of 57.87 feet, run along said arc a distance of 60.94 feet to the point of beginning, lying in the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 34, Township 20 South, Range 3 West.

Subject to easements, restrictions, covenants, rights of way, and mineral and mining rights, privileges, and immunities of others of record.

\$244,100.00 of the purchase price was paid by notes and first and second mortgages executed simultaneously herewith.

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.

Endorse/initial here

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, James N. Carroll, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 10th day of October, 2003.

JBJ Construction, LLC
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, 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 or she, 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 10th day of October, 2003.

William R. Gentry
Notary Public

