12319 SC

20050406000161690 1/2 $24.50
Shelby Cnty Judge of Probate, AL
04/06/2005 04:14:56PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:
PADEN & PADEN
5 Riverchase Ridge
Birmingham, Alabama 35244

SEND TAX NOTICE TO:
JEFFREY W. WEAVER
104 INDEPENDENCE CIRCLE
HELENA, AL 35080

STATE OF ALABAMA)
COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED FOUR THOUSAND NINE HUNDRED DOLLARS and 00/100 ($204,900.00) to the undersigned grantor,AUTHENTIC BUILDING COMPANY, 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 JEFFREY W. WEAVER and SARAH K. WEAVER, 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 7 ACCORDING TO THE SURVEY OF INDEPENDENCE SUBDIVISION FINAL PLAT PHASE I LOTS 1 THOUGH 8 AS RECORDED IN MAP BOOK 33 PAGE 96 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH AN UNDIVIDED 1/8 INTEREST TO THE COMMON AREA AS SHOWN ON THE FINAL PLAT RECORDED IN MAP BOOK 33, PAGE 96 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2004 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2005.

2. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS PRIVILEGES AND IMMUNITIES RELATING THERETO.

3. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT 2004-34958.

4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN INSTRUMENT NO. 2004-35543 AND INSTRUMENT 2004-35544.

$163,920.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

$30,735.00.00 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.

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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, AUTHENTIC BUILDING COMPANY, LLC, by its MEMBER, BRETT G. WINFORD who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 31st day of March, 2005.

AUTHENTIC BUILDING COMPANY, LLC

By: _____
BRETT G. WINFORD, 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 BRETT G. WINFORD, whose name as MEMBER of AUTHENTIC BUILDING COMPANY, 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 31st day of March, 2005.

_____
Notary Public

My commission expires: 7/11/06

Shelby County, AL 04/06/2005
State of Alabama

Deed Tax:$10.50