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SC

20050413000173570 1/2 $31.50
Shelby Cnty Judge of Probate,AL
04/13/2005 10:31:52AM 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:

PHYLLIS J. GIBSON
108 INDEPENDENCE CIRCLE
HELENA, AL 35080

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SEVENTY FOUR THOUSAND NINE HUNDRED DOLLARS and 00/100 ($174,900.00) 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 PHYLLIS J. GIBSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 6 ACCORDING TO THE SURVEY OF INDEPENDENCE SUBDIVISION FINAL PLAT PHASE I LOTS 1 THROUGH 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.

$139,920.00 of the consideration herein derived from a mortgage closed simultaneously herewith.
$17,450.00 of the consideration herein derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

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.

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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 4th day of April, 2005.

AUTHENTIC BUILDING COMPANY, LLC

By:_____
BRETT G. WINFORD, MEMBER

STATE OF ALABAMA)
COUNTY OF SHELBY)

Shelby County, AL 04/13/2005
State of Alabama

Deed Tax:$17.50

ACKNOWLEDGEMENT

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 4th day of April, 2005.

_____
Notary Public

My commission expires: 10·2·05