12471
SC

20050510000222280 1/2 $87.00
Shelby Cnty Judge of Probate, AL
05/10/2005 08:48:20AM 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:
ROBERT N. REEVES
1110 WEYBRIDGE CIRCLE
PELHAM, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**
**WARRANTY DEED**

**Know All Men by These Presents**: That in consideration of ONE HUNDRED SEVENTY TWO THOUSAND NINE HUNDRED DOLLARS and 00/100 ($172,900.00) to the undersigned grantor, BRAVEHEART BUILDING CO., 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 ROBERT N. REEVES and CLARA J. REEVES, 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 605 ACCORDING TO THE FINAL PLAT WEYBRIDGE AT BALLANTRAE PHASE I AS RECORDED IN MAP BOOK 32, PAGE 123 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. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP.

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

4. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2004-7641 AND INST. NO. 2004-12720.

$100,000.00 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.

Shelby County, AL 05/10/2005
State of Alabama

Deed Tax:$73.00

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IN WITNESS WHEREOF, the said GRANTOR, BRAVEHEART BUILDING CO., LLC, by its MEMBER, BRETT G. WINFORD who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 29th day of April, 2005.

BRAVEHEART BUILDING CO., 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 BRAVEHEART BUILDING CO., 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 29th day of April, 2005.

Notary Public My commission expires: 9.29.06

GEORGE M. [illegible] NOTARY PUBLIC ALABAMA STATE AT LARGE