20050516000234590 1/1 $28.50
Shelby Cnty Judge of Probate,AL
05/16/2005 10:17:24AM FILED/CERT

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
David Gronendyke and Maureen Toal
320 Vista Trucha
Newport Beach, CA 92660

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred seventy four thousand two hundred and no/100 ($174,200.00)** to the undersigned grantor, a limited liability company, in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Braveheart Building Co., LLC** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **David Gronendyke and Maureen Toal** (herein referred to as grantee, as joint tenants of survivorship whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 629, 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.

Mineral and mining rights excepted

Subject to existing easements, restrictions, set-back lines, right of way, limitations, if any of record.

$139,350.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.
$17,400.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, 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 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 I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said grantor **Braveheart Building Co., LLC**, by Price Hightower, its Member, who is authorized to execute this conveyance, has hereunto set and seal(s) this 3rd day of May, 2005.

Braveheart Building Co., LLC
By: Price Hightower
Its: Member

Shelby County, AL 05/16/2005
State of Alabama

Deed Tax:$17.50

STATE OF ALABAMA
COUNTY OF SHELBY

I, **STEPHANIE JONES,** a Notary Public in and for said County, in said State, hereby certify that Price Hightower, whose name as Member of **Braveheart Building Co., 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 this conveyance, he/she, as such officer and with full authority executed the same voluntarily for and as act of said company.

Given under my hand and official seal, this 3rd day of May, 2005.

Notary Public
My Commission Expires: 02-26-09

STEPHANIE JONES
Notary Public - Alabama, State At Large
My Commission Expires 2 / 26 / 2009