20050622000310860 1/2 $139.00
Shelby Cnty Judge of Probate, AL
06/22/2005 12:34:11PM FILED/CERT

This instrument was prepared by:
(Name) Martha B. Ferguson
(Address) 221 Heath Drive
Birmingham, Al. 35242

Send Tax Notice to:
(Name)
(Address)

LLC ~~PARTNERSHIP~~ **WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

SHELBY **COUNTY** } **KNOW ALL MEN BY THESE PRESENTS,**

125,000

That in consideration of One Thousand and no/100---------- **Dollars**
and other good and valuable consideration

to the undersigned grantor, Foothills Partners, LLC ~~a (general) (limited) partnership,~~
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
Martha B. Ferguson and Rebecca J. Turner

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 10, according to the survey of The Foothills of Chelsea, 2nd Sector, as recorded in Map Book 29 Page 97 in the Probate Office of Shelby County, Alabama.

Subject to existing covenants and restrictions, easements, building lines and limitations of record.

THIS INSTRUMENT IS EXECUTED AS REQUIRED BY THE ARTICLES OF ORGANIZATION AND OPERATIONAL AGREEMENT OF SAID LLC AND SAME HAVE NOT BEEN MODIFIED OR AMENDED.

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with the 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 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 General Partner(s) who are authorized to execute this conveyance, has hereto set its signature and seal, this the 14th day of June 2005 ~~19xx~~

FOOTHILLS PARTNERS, LLC

By Caleb Construction, Inc. (Seal)
Managing Member ~~Partner~~

By William D. Acton (Seal)
President ~~Partner~~

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ACKNOWLEDGMENT FOR PARTNERSHIP

STATE OF ALABAMA
SHELBY **COUNTY** }

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that William D. Acton, whose name as President of Caleb Construction, Inc which is Managing Member of Foothills Partners, LLC, an Alabama Limited liability Company,

~~whose name(s) as general partner(s) of~~

~~a(n)~~ ~~(general) (limited)~~
(state)

~~partnership~~ and whose name(s) is (are) signed to the foregoing instrument, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said instrument, (he) (she) (they), as such partner(s), and with full authority, executed the same voluntarily for and as the act of said ~~partnership~~ corporation acting in its capacity as Managing Member of said Limited Liability Company.

Given under my hand and official seal this 14th day of June, 2005, 19____.

AFFIX NOTARIAL SEAL

Laura Gaddis
Notary Public

My commission expires: _____

LAURA GADDIS
Notary Public, Alabama, State At Large
My Commission Expires May 3, 2008

Shelby County, AL 06/22/2005
State of Alabama

Deed Tax:$125.00