

This instrument was prepared by:
Ray L. Huffstutler, P.C.
9107 Parkway East
Birmingham, AL 35206
205-836-2853

DEED BEING RECORDED SIMULTANEOUSLY WITH
MORTGAGES IN THE AMOUNTS OF \$228,400.00 AND
\$28,550.00

Send Tax Notice To:
Kenneth and Renee Hand
313 Timber Ridge Trail
Alabaster, AL 35007


20050630000326260 1/1 \$39.50
Shelby Cnty Judge of Probate, AL
06/30/2005 11:20:41AM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of
TWO HUNDRED EIGHTY-FIVE THOUSAND FIVE HUNDRED DOLLARS AND - - - -NO/100
DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Town & Country Homebuilders, LLC, a Alabama limited liability company

(herein referred to as grantors) do grant, bargain, sell and convey unto
Kenneth Hand and Renee Hand, husband and wife

(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 215, according to the final plat of Forest Ridge Phase 2, as
recorded in Map Book 32, page 62, in the Probate Office of Shelby
County, Alabama.

Shelby County, AL 06/30/2005
State of Alabama
Deed Tax: \$28.50

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said
GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 3rd day of June, 2005.
WITNESS: Town & Country Homebuilders, LLC, a
Alabama limited liability company

By: Gary E. Carter (Seal)
Gary E. Carter
Managing Partner

Witness

STATE OF Alabama
COUNTY OF Jefferson

I, Ray L. Huffstutler, a Notary Public in and for said County, in said State,
hereby certify that

Gary E. Carter, Managing Partner of Town & Country Homebuilders, LLC,
an Alabama limited liability company
whose name(s) were signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day,
that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 3rd day of June, A. D., 2005.

Ray L. Huffstutler
Notary Public
My Commission Expires: 05/02/08

