20050803000392510 1/1 $145.50
Shelby Cnty Judge of Probate,AL
08/03/2005 10:33:00AM FILED/CERT

WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of $284,500.00 and other valuable considerations to the undersigned GRANTOR(S), C & L Builders Group, LLC. (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents GRANT, BARGAIN, SELL and CONVEY unto MICHAEL V. TINCH AND BREE L. TINCH (hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of SHELBY State of Alabama, to-wit:

LOT 141, ACCORDING TO THE FINAL PLAT OF LAKEWOOD, PHASE 1, AS RECORDED IN MAP BOOK 33, PAGE 19, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

$150,000.00 OF THE PURCHASE PRICE RECEIVED ABOVE WAS PAID FROM A FIRST PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD, to the said GRANTEE(S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I(we) have a good right to sell and convey the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this the 25th day of July, 2005.

C & L BUILDERS GROUP, LLC.
By: _____ managing Member
CHARLES RODGERS, MANAGING MEMBER

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said county and state hereby certify that Charles Rodgers, whose name as Managing Member of C & L Builders Group, LLC., a limited liability company, whose name(s) is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such member and with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 25th day of July, 2005

_____
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
3800 COLONNADE PARKWAY, SUITE 630
BIRMINGHAM, AL 35243

SEND TAX NOTICE:
Michael V. Tinch
114 Shore Line Way
Wilsonville, Al 35186

DAVID S. SNODDY
MY COMMISSION EXPIRES 6/18/06

Shelby County, AL 08/03/2005
State of Alabama

Deed Tax:$134.50