20050907000461790 1/1 $27.50
Shelby Cnty Judge of Probate, AL
09/07/2005 02:38:31PM FILED/CERT

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA **JEFFERSON COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of THREE HUNDRED TWENTY NINE THOUSAND NINE HUNDRED AND 00/100------ ($329,900.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we, JIMMIE PARKER CUSTOM HOMES, LLC., herein referred to as Grantor(s), does hereby GRANT, BARGAIN, SELL AND CONVEY unto JEFF WILSON AND AMY WILSON, referred to as Grantee(s), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 2A, ACCORDING TO THE RESURVEY OF LOTS 1 & 2 BIRCH CREEK, AS SET OUT IN MAP BOOK 29, PAGE 118, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

$313,405.00 OF THE PROCEEDS RECEIVED ABOVE WAS PAID FROM A FIRST AND SECOND PURCHASE MONEY MORTGAGE LOANS CLOSED SIMULTANEOUSLY HEREWITH.

SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records.
Ad valorem taxes for the year 2005, are a lien, but not yet due and payable, and any subsequent years.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S) 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 survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their successors and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their successors and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), their successors and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, JIMMIE PARKER CUSTOM HOMES, LLC, who is authorized to execute this conveyance, have hereto set their signatures and seal, this 1ST day of September, 2005.

JIMMIE PARKER CUSTOM HOMES, LLC

BY: _____
JIMMIE E. PARKER, MANAGING MEMBER

_____
WITNESS

_____
WITNESS

_____

Shelby County, AL 09/07/2005
State of Alabama

Deed Tax:$16.50

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said State and County, hereby certify that JIMMIE E. PARKER, whose name as Managing Member of JIMMIE E. PARKER CUSTOM HOMES, LLC is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they as such member and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1ST day of September, 2005.

_____
NOTARY PUBLIC

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

SEND TAX NOTICE TO:
JEFF WILSON
101 BIRCH CREEK DRIVE
BIRMINGHAM, AL. 35242

CHRISTOPHER P. MOSELEY
MY COMMISSION EXPIRES 10/27/05