$47900
assessed value
05-1675

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

20051010000527130 1/1 $12.00
Shelby Cnty Judge of Probate, AL
10/10/2005 02:08:32PM FILED/CERT

KNOW ALL THESE MEN BY THESE PRESENTS that in consideration of ONE HUNDRED AND NO/100 DOLLARS ($100.00) and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged **Hidden Ridge Estates, LLC,** an Alabama Limited Liability Company, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL AND CONVEY UNTO **Scotty Wooten and Lisa Wooten** (herein referred to as GRANTEES) 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 the County of Shelby, and the State of Alabama, to-wit:

Lot 211, according to the Map and Survey of Shadow Oaks Estates, Second Sector, as recorded in Map Book 33, Page 149, in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is made subject to covenants, restrictions, reservations and easements heretofore imposed upon the subject property.

The Grantees mailing address is: 816 Central Plank Rd, Wet., AL 36092

**** THE CONSIDERATION OF THIS DEED IS BEING PAID BY THE MORTGAGE BEING FILED SIMULTANEOUSLY****

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives 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 Grantor does covenant with the said Grantees their heirs and assigns, that it is lawfully seized in fee simple of the aforementioned premises except as hereinabove provided: that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same to the said Grantees their heirs and assigns, and that Grantor will WARRANT AND DEFEND the premises to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, **Hidden Ridge Estates, LLC**, an Alabama Limited Liability Company, has caused this instrument to be executed by **William F. Spratlin and Donald M. Acton,** its duly authorized Members on this the 9th day of September, 2005.

Hidden Ridge Estates, LLC

William F. Spratlin, Member

Donald M. Acton, Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that **William F. Spratlin and Donald M. Acton**, whose names as Members of **Hidden Ridge Estates, LLC,** are 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, they, as such members and with full authority, executed the same voluntarily for and as the act of said LLC.

Given under my hand this the 9th day of September, 2005.

[SEAL]

NOTARY PUBLIC
COMMISSION EXPIRES:

PREPARED BY:
Paul G. DeLaitsch
Attorney at Law
6737 Taylor Circle
Montgomery Alabama 36117