20051228000664480 1/2 $34.50
Shelby Cnty Judge of Probate,AL
12/28/2005 08:49:53AM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Christine S. Graves and Margaret H. Boone
114 Jasmine Way
Alabaster, Alabama 35007

STATE OF ALABAMA)
: **STATUTORY JOINT SURVIVORSHIP DEED**
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Sixty-Eight Thousand Five Hundred and 00/100 ($268,500.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Stonecrest Development, LLC, an Alabama Limited Liability Company** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Christine S. Graves and Margaret H. Boone,** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 75, according to the **Survey of Heritage Trace, 1st Sector, Phase 1,** as recorded in **Map Book 34, Page 114, Shelby County, Alabama.**

Subject To:
Ad valorem taxes for 2006 and subsequent years not yet due and payable until October 1, 2006. Existing covenants and restrictions, easements, building lines and limitations of record.

$248,300.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto 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 the heirs and assigns of such survivor, forever.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the **9th** day of **December, 2005.**

Stonecrest Development, LLC

_____

_____
by: Robert S. Grant Construction, Inc.,
Its Member
By: Robert S. Grant, President

_____
by: Ron Criss, Member

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Robert S. Grant, whose name as President of Robert S. Grant Construction, Inc., which is Member of Stonecrest Development, LLC, an Alabama Limited Liability Company, 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 Instrument, he as such Officer and with full authority, executed the same voluntarily for and as the act of said Corporation acting in its capacity as Member of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9th day of December, 2005.

NOTARY PUBLIC
My Commission Expires: 4/29/06

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STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Ron Criss, whose name as Member of Stonecrest Development, LLC, an Alabama Limited Liability Company, 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 Instrument, he as such Member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9th day of December, 2005.

NOTARY PUBLIC
My Commission Expires: 4/29/06

Shelby County, AL 12/28/2005
State of Alabama

Deed Tax:$20.50