20060124000037610 1/1 \$12.00 Shelby Cnty Judge of Probate, AL 01/24/2006 11:10:37AM FILED/CERT

## CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:

B. CHRISTOPHER BATTLES

3150 HIGHWAY 52 WEST

PELHAM, AL. 35124

Send tax notice to: Priscilla Ann Mallory and Robert Paul Mallory 177 Bonneville Drive Calera, Alabama 35040

## STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred twenty thousand and no/100 (\$120,000.00)** to the undersigned grantor, a limited liability company, in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **KSH Construction, LLC** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Priscilla Ann Mallory and Robert Paul Mallory** (herein referred to as grantee, as joint tenants of survivorship whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 10, according to the Survey of Ridgecrest Subdivision, Phase One, Sector One, as recorded in Map Book 34, Page 17, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, right of way, limitations, if any of record.

\$120,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, 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 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said grantor **KSH Construction**, **LLC**, by Kelly Higdon, its President, who is authorized to execute this conveyance, has hereunto set and seal(s) this 19<sup>th</sup> day of January, 2006.

KSH Construction, LLC

By: Kelly Higdon
Its: Member

## STATE OF ALABAMA COUNTY OF SHELBY

I, **B.** CHRISTOPHER BATTLES, a Notary Public in and for said County, in said State, hereby certify that **Kelly Higdon**, whose name as President of **KSH Construction**, **LLC**, a limited liability company is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she, as such officer and with full authority executed the same voluntarily for and as act of said corporation.

Given under my hand and official seal, this 19<sup>th</sup> day of January, 2006.

Notary Public

My Commission Expires: 02-25-09

B. CHRISTOPHER BATTLES

Notary Public - Alabama, State At Large

My Commission Expires 2 / 25 / 2009