14016

20060322000133140 1/2 $36.50
Shelby Cnty Judge of Probate, AL
03/22/2006 10:06:07AM FILED/CERT

Shelby County, AL 03/22/2006
State of Alabama

Deed Tax:$22.50

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

PADEN & PADEN
5 Riverchase Ridge
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

SARAH S. WILLIAMS
122 INDEPENDENCE CIRCLE
HELENA, AL 35080

STATE OF ALABAMA)
COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED TWENTY THOUSAND ONE HUNDRED DOLLARS and 00/100 ($220,100.00) to the undersigned grantor, AUTHENTIC BUILDING COMPANY, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto SARAH S. WILLIAMS and CHRISTOPHER A. WILLIAMS, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 2, according to the Survey of Independence Subdivision Final Plat Phase I, Lots 1 through 8, as recorded in Map Book 33, Page 96, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2005 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2006.

2. EASEMENT(S), BUILDING LINE(S) AND RESTRICTION(S) AS SHOWN ON RECORDED MAP.

3. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2004-34958.

4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS RECORDED IN INST. NO. 2004-35543 AND INST . NO. 2004-35544.

5. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES.

6. DECLARATION OF PROTECTIVE COVENANTS RECORDED IN INST. NO. 2004-41119.

$176,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

$22,000.00 of the consideration herein was derived from a second mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES 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 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.

20060322000133140 2/2 $36.50
Shelby Cnty Judge of Probate, AL
03/22/2006 10:06:07AM FILED/CERT

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, AUTHENTIC BUILDING COMPANY, LLC, by its MEMBER, BRETT G. WINFORD who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 7th day of March, 2006.

AUTHENTIC BUILDING COMPANY, LLC

By: _____
BRETT G. WINFORD, MEMBER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that BRETT G. WINFORD, whose name as MEMBER of AUTHENTIC BUILDING COMPANY, LLC, an Alabama 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 the conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said entity.

Given under my hand this the 7th day of March, 2006.

_____
Notary Public

My commission expires: 9.29.06

GEORGE M. VAUGHAN
NOTARY
PUBLIC
ALABAMA STATE AT LARGE