

Shelby County, AL 04/04/2006 State of Alabama

Deed Tax:\$.50

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

PADEN & PADEN

5 Riverchase Ridge

Birmingham, Alabama 35244

SEND TAX NOTICE TO:

ANTHONY D. CALDWELL 246 TIMBER RIDGE CR

ALABASTER, AL 35007

STATE OF ALABAMA)
COUNTY OF SHELBY)

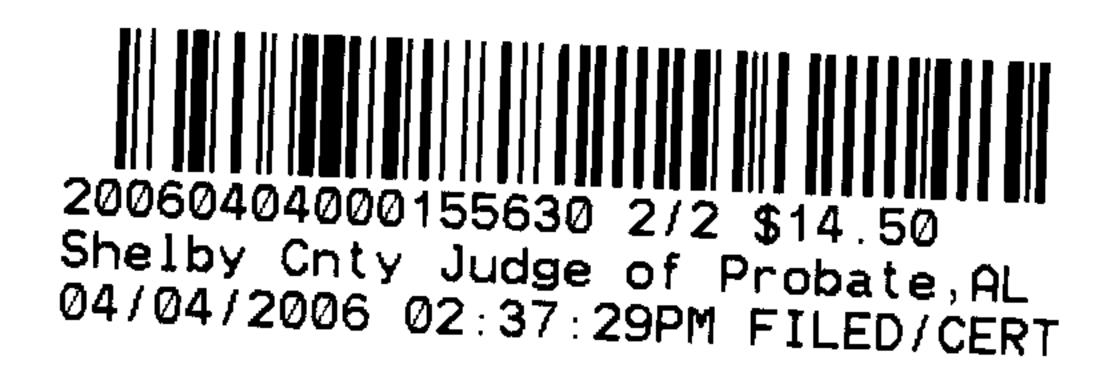
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED EIGHTY FOUR THOUSAND NINE HUNDRED DOLLARS and 00/100 (\$284,900.00) to the undersigned grantor, PREMIER HOMES AND LANDS 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 ANTHONY D. CALDWELL and LATRENDA R. CALDWELL, HUSBAND AND WIFE, (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 223 ACCORDING TO THE SURVEY OF FINAL PLAT OF FOREST RIDGE PHASE 2 AS RECORDED IN MAP BOOK 32 PAGE 62 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

- 1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2005 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
- 2. EASEMENTS AND BUILDING LINE AS SHOWN ON RECORDED MAP.
- 3. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2004-6191 AND INST. NO. 2003020400064610 AND 20031216000807600.
- 4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN INST. NO. 2004-6192.
- 5. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.
- 6. RIGHT OF WAY GRANTED TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED IN VOLUME 326, PAGE 577.
- 7. EASEMENT TO SOUTHERN NATURAL GAS AS RECORDED IN DEED 139 PAGE 501 AND DEED 196 PAGE 302 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
- 8. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN INST NO 20030612000368380 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
- 9. EASEMENT AS RECORDED IN VOLUME 324, PAGE 506 DEED BOOK 341 PAGE 88 and real 280 PAGE 595 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
- 10. RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT RECORDED IN 20040629000355510.



\$227,900.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

\$56,950.00 of the consideration herein was derived from a 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.

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, PREMIER HOMES AND LANDS LLC, by its MEMBER, GARY L. THOMPSON, JR. who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 24th day of March, 2006.

PREMIER/HOMES AND LANDS LLC

GARY L. THOMPSON, JR., 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 GARY L. THOMPSON, JR., whose name as MEMBER of PREMIER HOMES AND LANDS 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 24th day of March, 2006.

Notary Public

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My commission expires:

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