

Send Tax Notice To:

BERT CARRUTH

5642 DOUBIE OAK LN
Birmingham, AL 35242



20060515000228510 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
05/15/2006 02:48:15PM FILED/CERT

This instrument was prepared by:

✓ Mike T. Atchison

P O Box 822

Columbiana, AL 35051

**LIMITED LIABILITY COMPANY FORM WARRANTY DEED,
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

That in consideration of **TWO HUNDRED FIFTY THOUSAND and NO/00 Dollars (\$250,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

DEEP SOUTH PROPERTIES, LLC, an Alabama limited liability company
grant, bargain, sell and convey unto,

BERT CARRUTH and GINA CARRUTH

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 2, according to the Final Plat of Mountain Crest Estates, as recorded in Map Book 32, page 76, in the Probate Office of Shelby County , Alabama.
Situated in Shelby County, Alabama.

Subject to taxes for 2006 and subsequent years, permits, restrictions, easements and rights of way of record.

ALL of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

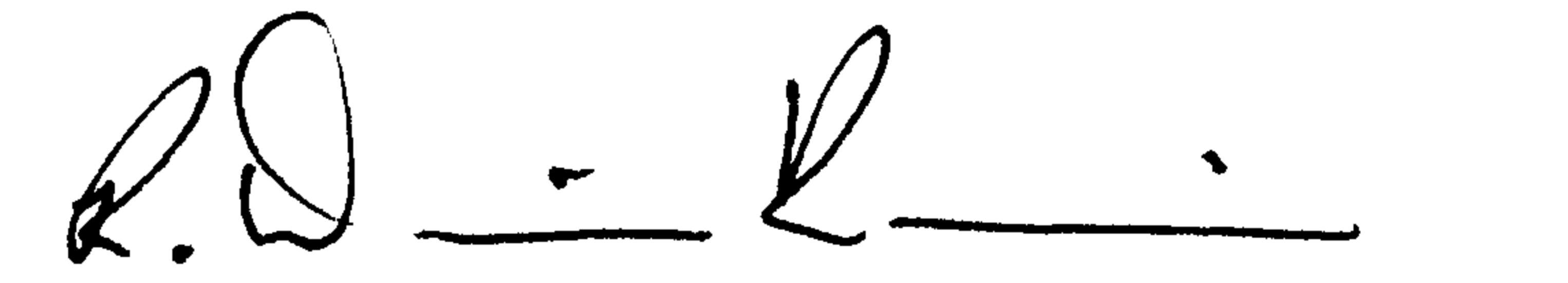
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10th day of May, 2006.

**DEEP SOUTH PROPERTIES, LLC.,
An Alabama limited liability company**

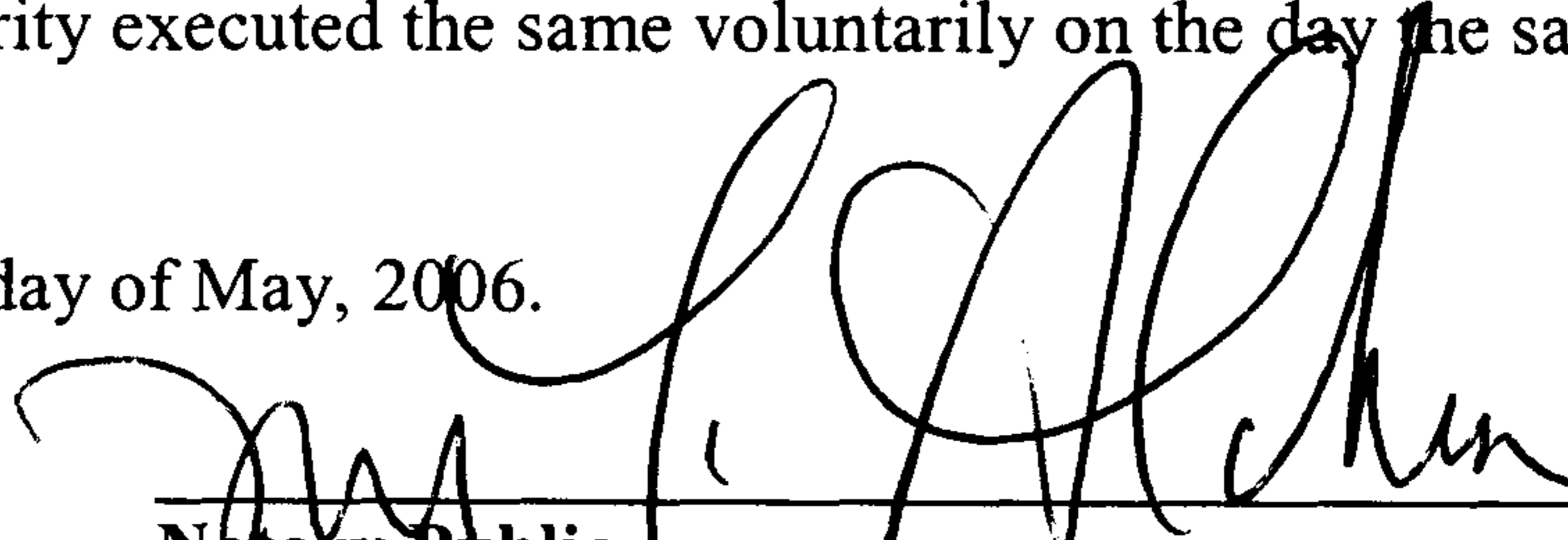

By: RYAN FREEMAN Member


R. DURWIN RICHEY, Member

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, MICHAEL T ATCHISON, a Notary Public in and for said County, in said State, hereby certify that RYAN FREEMAN and R. DURWIN RICHEY, whose names as Members of DEEP SOUTH PROPERTIES, 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 officers and with full authority executed the same voluntarily on the day the same bears date, for and as the act of said limited liability company.

Given under my hand and official seal this 10th day of May, 2006.


Notary Public
My Commission Expires: 10-16-08

