20060616000287070 1/1 $69.00
Shelby Cnty Judge of Probate,AL
06/16/2006 08:02:50AM FILED/CERT

This Instrument Prepared
James F. Burford, III
Attorney at Law
Suite 101, 1318 Alford Avenue
Birmingham, Alabama 35226

d Tax Notice To:
DON MYERS
3649 BROOKWOOD RD
BIRMINGHAM AL.
35223

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Sixty-Five Thousand and 00/100 Dollars ($165,000.00) and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, I, Bolivar Creek, LLC (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto William Donald Myers and Laural Salter Myers (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Tract 1, according to the survey of Seven Heaven Farms, as recorded in Map Book 37, Page 11, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 2006 and thereafter; (2) Easements, restrictions and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor; (4) Any current use rollback.

RESTRICTIONS: The property conveyed herein cannot be used for mobile homes, any industrial or business operation, no commercial animal kennel or no tv or radio towers. Notwithstanding the foregoing, a trailer may be located on a temporary basis on the property conveyed for construction purposes only.

SPECIAL CONDITION RELATIVE TO EASEMENT: On the recorded Plat of Seven Heaven Farms recorded in Map Book 37, Page 11, Probate Office of Shelby County, Alabama there appears a 50 foot non-exclusive easement for ingress, egress and utilities (the Easement). The center line of the Easement is the southerly property line of the property conveyed by this deed. GRANTEE BY THEIR ACCEPTANCE OF THIS DEED ACKNOWLEDGE FOR THEMSELVES AND THEIR HEIRS, SUCCESSORS AND ASSIGNS THAT THE EASEMENT IS FOR THE EXCLUSIVE USE OF TRACT 2 SEVEN HEAVEN FARMS AS RECORDED IN MAP BOOK 37, PAGE 11, PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SAID EASEMENT RUNS WITH THE LAND IN PERPETUITY FOR THE EXCLUSIVE BENEFIT OF SAID LOT 2 AND IS APPURTENANT TO LOT 2. THE GRANTEES OR THEIR HEIRS, SUCCESSORS AND ASSIGNS TO THE PROPERTY CONVEYED HEREIN SHALL HAVE NO RIGHTS TO USE THE EASEMENT IN ANY MANNER WHATSOEVER.

$107,250.00 of the consideration recited herein was derived from a mortgage loan closed simultaneously with the delivery of this Deed.

This instrument has been executed pursuant to the Articles of Organization and Operating Agreement of the Grantor. McDonald Strong has executed this deed as Special Manager of the Grantor as authorized by Michael Henry Strong, the Sole Member of the Grantor.

TO HAVE AND TO HOLD to 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, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, has hereunto set his hand and seal, this the 9th day of June, 2006.

Shelby County, AL 06/16/2006
State of Alabama

Deed Tax:$58.00

Bolivar Creek, LLC

By: _____
McDonald Strong, Special Manager

STATE OF ALABAMA)
JEFFERSON COUNTY)

LLC ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that McDonald Strong as Special Manager of Bolivar Creek, LLC, whose name 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 this instrument, he, in their capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 9th day of June, 2006.

_____
Notary Public
My Commission Expires: 3·1·2010

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