20060707000325250 1/2 \$62.00 Shelby Cnty Judge of Probate, AL 07/07/2006 09:44:48AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

Shelby County, AL 07/07/2006 State of Alabama

Deed Tax: \$48.00

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Forty Seven Thousand Nine Hundred Dollars and NO/100 (\$47,900.00) and other good and valuable considerations to the undersigned HIDDEN RIDGE ESTATES, L.L.C., an Alabama Limited Liability Company, herein referred to as Grantor, in hand paid by WILLIAM B. WILLIAMS AND WIFE, AMY H. WILLIAMS, whose mailing address is 7170 Highway 51, Sterrett, Alabama 35147, herein referred to as Grantee, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee, all it's right, title and interest in and to the following described real estate, situated in Shelby County, Alabama:

Lot 212, according to the Map and Survey of Shadow Oak Estates, Second Sector, as recorded in Map Book 33, Page 149, in the Probate Office of Shelby County, Alabama.

Subject to any and all restrictions, easements and rights of way of public record.

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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for itself and for its successors and assigns, covenant with the said Grantee, and the heirs and assigns of the Grantee, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as herein stated, that it has a good right to sell and convey the same as

aforesaid; that it will and its successors and assigns, shall warrant and defend the same unto the said Grantee, and the heirs and assigns of Grantee forever, against the lawful claims of all persons except those who claim under them or under any provision of this deed.

IN WITNESS WHEREOF, the said GRANTOR, by its managing member, William F. Spratlin, who is authorized to execute the conveyance, has hereto set his signature and seal, this 30<sup>th</sup> day of June, 2006.

HIDDEN RIDGE ESTATES, LLC

BY:

William F. Spratin
IT'S: Managing Member

STATE OF ALABAMA

8

COUNTY OF TALLADEGA

I, the undersigned authority in and for said County in said State, hereby certify that William F. Spratlin, whose name as Managing Member of Hidden Ridge Estates, LLC, 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 executed the same, as such officer and with full authority, voluntarily on the day the same bears date, for and as the act of said company.

Given under my hand and official seal this the 30<sup>th</sup> day of June, 2006.

Notary Public

THIS INSTRUMENT PREPARED BY:
PROCTOR AND VAUGHN
201 North Norton Avenue
Sylacauga, Alabama 35150
45.2548

20060707000325250 2/2 \$62.00 Shelby Cnty Judge of Probate, AL 07/07/2006 09:44:48AM FILED/CERT