20060717000342420 1/2 $52.50
Shelby Cnty Judge of Probate,AL
07/17/2006 10:46:41AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

**SEND TAX NOTICE TO:**
Mr. & Mrs. Steve M. Royer
281 Lime Creek Lane
Chelsea, AL 35043

**CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA )**
**KNOW ALL MEN BY THESE PRESENTS,**
**COUNTY OF SHELBY )**

That in consideration of **TWO HUNDRED FIFTY FIVE THOUSAND ONE HUNDRD THIRTY FOUR AND NO/100---------- DOLLARS ($255,134.00)**, to the undersigned grantor, **SHELBY BUILDING SYSTEMS, LLC,** a Alabama limited liability company, (herein referred to as **GRANTOR**), 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 **STEVE M. ROYER and wife, AMY ROYER,** (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, described as follows:

**Lot 99, according to the Final Plat Lime Creek at Chelsea Preserve, Sector 3, as recorded in Map Book 36, Page 31, in the Office of the Judge of Probate of Shelby County, Alabama.**

$ 216,800.00 of the above recited purchase price was paid by a mortgage recorded simultaneously herewith.

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way and permits of record.
LESS AND EXCEPT:
1. 25-foot building line from Lime Creek Lane as shown on recorded map.
2. Title to all oil, gas and minerals within and underlying the premises, together with all oil mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
3. Easement to Level 3 Communications recorded in Instrument #2000-0007.
4. Right of Way to Shelby County recorded in Volume 229, Page 492.
5. Easement to Alabama Power Company recorded in Instrument #2005020400058240.
6. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens (provisions, if any, based on race, color, religion, sex handicap, familial status or national origin are omitted) provided in the Covenants, Conditions and Restrictions recorded in Instrument #20051206000631190.
7. Restrictions and limitations and right of first refusal as recorded in Instrument #20051216000650860.

**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 said **GRANTOR** does for itself, its successors and assigns, covenant with said **GRANTEES**, their heirs and assigns, that 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**, their heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF,** the said **Grantor**, by its, Stan Bruce, who is authorized to execute this conveyance, has hereto set its signatures and seal, this the 14th day of July, 2006.

**SHELBY BUILDING SYSTEMS, LLC**

**BY:** Stan Bruce
Stan Bruce, Its Member

**NOTARY ACKNOWLEDGMENT ATTACHED**

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**STATE OF ALABAMA**
**SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Stan Bruce, whose name as Member of Shelby Building Systems, LLC., a 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 as such member, and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 14th day of July, 2006.

Notary Public

My Commission Expires: 9/12/07

Shelby County, AL 07/17/2006
State of Alabama

Deed Tax:$38.50