

This instrument was prepared by:  
Perryn G. Carroll, Attorney at Law  
P.O. Box 530543  
Birmingham, Alabama 35253


WHEN RECORDED RETURN TO:  
Perryn G. Carroll, Attorney at Law  
P.O. Box 530543  
Birmingham, Alabama 35253

SEND TAX NOTICE TO:  
Roy A. Forson & Susan D. Forson  
131 Bent Creek Drive  
Chelsea, Alabama 35043

Form 1-1-27 Rev 1-66

**WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
SHELBY COUNTY**

  
20061116000561280 1/2 \$30.00  
Shelby Cnty Judge of Probate, AL  
11/16/2006 12:10:34PM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Three hundred fifteen thousand dollars and no 00/100 ((\$315,000.00), paid by **Mortgage (1<sup>st</sup> and 2<sup>nd</sup>) in the amount of Two hundred fifty two thousand dollars and no 00/100 (\$252,000.00) and forty seven thousand two hundred fifty dollars and no 00/100 (\$47,250.00)** filed at the same time as this deed, to the undersigned grantor, G & S Construction, LLC., a Corporation, and Gary W. Thomas, a married man, (herein referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged the said GRANTORS does by these presents, grant bargain, sell and convey unto Roy A. Forson and Susan D. Forson, a married couple, (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 in Shelby County.

**Lot 14, according to the Survey of Bent Creek Subdivision Sector 1, as recorded in Map Book 36, Page 23, in the Probate Office of SHELBY County, ALABAMA.**

**SUBJECT PROPERTY IS NOT THE HOMESTEAD OF GRANTOR, GARY W. THOMAS, NOR GRANTOR'S SPOUSE.**

Situated in Shelby County, Alabama.

Shelby County, AL 11/16/2006  
State of Alabama

**Subject To:**

Deed Tax: \$16.00

1. Taxes for the year 2007 and subsequent years.
2. Restrictions appearing of record in Inst. No. 2005-56418.
3. Easements and building line as shown on recorded map.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
5. Right-of-way granted to Alabama Power Company recorded in Volume 126, Page 55 and Inst. No. 2005-56418.

And said Grantors do for themselves, their heirs, successors and assigns covenant with the said Grantees, their heirs, successors and assigns, that they are lawfully seized in fee simple of said premises, it is free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey same as aforesaid: that they will and their successors and assigns shall warrant and defend the same to the said Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures and seals, this 7 day of November, 2006.

Patticia Dault  
Witness

[Signature]  
Witness

G.S. Construction LLC / Member  
[Signature]  
G & S Construction, LLC. by its  
President, Gary Dowling  
[Signature]  
Gary W. Thomas

STATE OF ALABAMA  
Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that G & S Constructions, LLC., by its President, Gary Dowling, and Gary W. Thomas, a personal man, whose name is signed to the foregoing conveyance, and who is know to me, acknowledge before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily as her act on the day the same bears date.

Given under my hand and official seal the 7 day of November, 2006.

My Commission Expires

5/23/09

Patticia Dault  
Notary Public



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