Shelby Cnty Judge of Probate, AL 12/18/2006 09:34:01AM FILED/CERT

Send tax notice to: James K. Walters Elizabeth C. Walters 1045 Grande View Pass Maylene, Alabama 35114

This instrument prepared by: Jamés R. Moncus, Jr., LLC Attorney at Law 1313 Alford Avenue Birmingham, AL 35226

STATE OF ALABAMA JEFFERSON COUNTY

## WARRANTY DEED

## KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Seventy Two Thousand Five Hundred and no/100 Dollars (\$372,500.00), in hand paid to the undersigned, A. J. & SONS CONSTRUCTION, LLC, A LIMITED LIABILITY COMPANY, (hereinafter referred to as the "Grantor") by JAMES K. WALTERS AND ELIZABETH C. WALTERS, HUSBAND AND WIFE, (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantee, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit: Lot 1513, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, 15<sup>th</sup> Addition, as recorded in Map Book 32, page 126, in the Probate Office of Shelby County, Alabama.

## SUBJECT TO:

- Ad valorem taxes due and payable October 1, 2007.
- All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
- Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat.
- Mineral and mining rights not owned by the Grantor herein described.

(\$298,000.00 and \$37,250.00 of the purchase price was paid from a first and second mortgage loan closed simultaneously with delivery of this deed.)

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 Grantees, their heirs, executors, administrators and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances except as aforesaid, that I (we) have good right to sell and convey the same as aforesaid, and that I (we) will, and my (our) successors and assigns shall warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns, forever, against the lawful claims of all persons.

Shelby County, AL 12/18/2006

Deed Tax: \$37.50

20061218000613380 2/2 \$51.50 Shelby Cnty Judge of Probate, AL 12/18/2006 09:34:01AM FILED/CERT

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 17<sup>th</sup> day of November, 2006.

## A. J. & SONS CONSTRUCTION, LLC,

A LIMITED LIABILITY COMPANY

v: Michael Jason Picklesimer

Its: Manager

STATE OF ALABAMA )

JEFFERSON COUNTY )

[NOTARIAL SEAL]

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Michael Jason Picklesimer, as Manager of A. J. & Sons Construction, LLC, a Limited Liability Company, 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 the instrument, he, as such officer and with full authority, executed the same voluntarily for an as the act of said corporation.

Given under my hand and official seal this the 17<sup>th</sup> day of November, 2006.

Notary Public

- James R. Moncus, Jr.

My Commission expires: February 23, 2008