20070221000078320 1/2 $42.50
Shelby Cnty Judge of Probate,AL
02/21/2007 08:20:39AM FILED/CERT

Shelby County, AL 02/21/2007
State of Alabama

Deed Tax:$28.50

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden
PADEN & PADEN, PC
Five Riverchase Ridge
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

CHARLES R. BENDER
112 BENT CREEK DR
PELHAM, AL 35124

STATE OF ALABAMA
COUNTY OF SHELBY

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED EIGHTY TWO THOUSAND DOLLARS 00/100 ($282,000.00) DOLLARS to the undersigned grantor, **G.S. CONSTRUCTION, LLC, Limited Liability Company**, 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 **CHARLES R. BENDER and MITZE R. BENDER**, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 3, according to the Survey of Bent Creek Subdivision Sector I, as recorded in Map Book 36, Page 23, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2006 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2007.

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.

$225,600.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

$28,200.00 of the consideration herein was derived from a second mortgage closed simultaneously herewith.

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.

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IN WITNESS WHEREOF, the said **GEORGE M. VAUGHN** as **CLOSING AGENT** of **G.S. CONSTRUCTION, LLC** , has hereunto subscribed his/her/their name on this the 15th day February of 2007.

G.S. CONSTRUCTION, LLC

Geo. M Vaughn Closing Agt

GEORGE M. VAUGHN
CLOSING AGENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **GEORGE M. VAUGHN**, whose name as **CLOSING AGENT** of **G.S. CONSTRUCTION, LLC**, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand this the 15th day February of 2007.

Notary Public

My commission expires: 9-27-09

ELIZABETH L. HENDERSON
NOTARY
PUBLIC
ALABAMA STATE AT LARGE