SEND TAX NOTICE TO:

(Name) John Tyler Hillman
Teresa G. Hillman
(Address) 164 River Valley Road
Helena, Alabama 35080

This instrument was prepared by

(Name) Brett G. Winford
Authentic Building Company, LLC
(Address) P. O. Box 536, Helena, Alabama 35080

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP – ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA
COUNTY OF SHELBY } **KNOW ALL MEN BY THESE PRESENTS.**

That in consideration of One Hundred Forty-Five Thousand Dollars and no/100---- ($145,000.00)

to the undersigned grantor, AUTHENTIC BUILDING COMPANY, LLC a corporation, (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

JOHN TYLER HILLMAN AND WIFE, THERESA G. HILLMAN

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama:

20070326000135220 1/1 $25.50
Shelby Cnty Judge of Probate,AL
03/26/2007 02:16:53PM FILED/CERT

Lot 754, according to the Final Plat of Riverwoods, Seventh Sector, Phase II, recorded in Map Book 36, Page 102, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

A portion of the consideration quoted above was paid from a mortgage loan closed simultaneously herewith.

Shelby County, AL 03/26/2007
State of Alabama

Deed Tax:$14.50

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 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 Member, Brett G. Winford who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21st day of March, 2007.

ATTEST:

AUTHENTIC BUILDING COMPANY, LLC

By

Secretary

Brett G. Winford, Member

STATE OF Alabama
COUNTY OF Shelby }

I, Kay H. Tyler a Notary Public in and for said County in said State, hereby certify that Brett G. Winford whose name as Member of Authentic Building Company, LLC ~~xxxxxxxx~~, 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 officer and with full authority, executed the same voluntarily for and as the act of said ~~xxxxxxxx~~ LLC.

Given under my hand and official seal, this the 21st day of March, 2007

Kay H. Tyler
Notary Public

11-6-08

FORM ATC-50

1st American Bank