20070327000136570 1/2 $15.00
Shelby Cnty Judge of Probate,AL
03/27/2007 10:30:54AM FILED/CERT

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

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Robert Wayne Fox and Jimmy D. Fox
320 Bearden Road
Pelham, Alabama 35124

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred seventy six thousand and no/100 ($176,000.00)** to the undersigned grantor, a limited liability company, in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Southern Home Services, LLC** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Robert Wayne Fox and Jimmy D. Fox** (herein referred to as grantee, as joint tenants of survivorship whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, right of way, limitations, if any of record.

$176,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, 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 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 said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said grantor **Southern Home Services, LLC**, by Richard M. Parks, its Member, who is authorized to execute this conveyance, has hereunto set and seal(s) this 13th day of March, 2007.

Southern Home Services, LLC
By: Richard M. Parks
Its: Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that Richard M. Parks, whose name as Member of **Southern Home Services, LLC**, a 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 this conveyance, he/she, as such officer and with full authority executed the same voluntarily for and as act of said limited liability company.

Given under my hand and official seal, this 13th day of March, 2007.

Notary Public
My Commission Expires: 02-25-09

B. CHRISTOPHER BATTLES
Notary Public - Alabama, State At Large
My Commission Expires 2 / 25 / 2009

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EXHIBIT "A"
LEGAL DESCRIPTION

Begin at the intersection of the East line of County Highway 105 and the North line of the Southwest ¼ of the Northwest ¼ of the Northwest ¼, Section 13, Township 20 South, Range 3 West; thence East on said North line to the Northwest line of Montevallo-Ashville Road; thence Southwesterly on the road right of way to the intersection of the East right of way of County Highway 105; thence Northerly on said highway right of way 260 feet to the point of beginning, more particularly described as follows:
Commence at the intersection of the East line of County Highway 105 and the North line of the Southwest ¼ of the Northwest ¼ of the Northwest ¼, Section 13, Township 20 South, Range 3 West, Huntsville Meridian; run thence East on said North line for 188.41 feet to the apparent Northwest line of the Montevallo-Ashville Road; run thence South 34 deg. 27 min. 06 sec. West along said line for 356.12 feet to the intersection of the East right of way of Shelby County Highway 105; run thence in a Northeasterly direction along said right of way of County Road 105 along a curve to the left having a chord bearing North 02 deg. 32 min. 44 sec. East and a chord distance of 293.95 feet and an arc distance of 294.69 feet to the point of beginning. Said land being in the Northwest ¼ of the Northwest ¼ of Section 13, Township 20 South, Range 3 West, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.