

Send tax notice to: Eddie D. McGraw  
108 Thatcher Dr.  
Vincent, Al. 35178

THIS INSTRUMENT WAS PREPARED BY: Duell Law Firm, LLC  
4320 Eagle Point Parkway  
Birmingham, Al. 35242

LIMITED LIABILITY CORPORATION WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED SEVENTY THOUSAND AND NO/100  
(\$170,000.00) DOLLARS to the undersigned Grantor **HOMEBUILDING CONCEPTS, LLC**  
**Alabama Limited Liability Corporation**, (herein referred to as Grantor) in hand paid by the  
Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these  
presents, grant, bargain, sell and convey unto:

**EDDIE D. MCGRAW AND LUTRICIA MCGRAW**

(herein referred to as Grantees) as joint tenants with right of survivorship, the following  
described real estate situated in **SHELBY** County, Alabama, to-wit:

Lot 29, according to the Survey of Wyndsor Trace, Phase 1, as recorded in Map Book 37  
page 63 in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of reocrd.

\$161,500.00 of the above mentioned purchase price was paid for from a mortgage loan  
which was 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..

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her  
or their heirs and assigns, or its successors and assigns, that it is lawfully seized in fee simple of  
said premises, that they are free from all encumbrances, 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 Grantee, his, her or their heirs, executors and assigns, or its  
successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its Administrative Member who is  
authorized to execute this conveyance hereto set its signature and seal this the 27 day of April,  
2007

HOMEBUILDING CONCEPTS, LLC

BY:   
NICK SPRADLEY, ADMINISTRATIVE MEMBER

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said county and state, hereby certify that **NICK SPRADLEY**, as Administrative Members of **HOMEBUILDING CONCEPTS,, LLC**, an Alabama Limited Liability Corporation and 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 said instrument he as such Administrative Member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Corporation.

Given under my hand and official seal this the 27 day of April, 2007.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/21/09

Shelby County, AL 05/02/2007  
State of Alabama

Deed Tax: \$8.50