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20070604000259120 1/2 \$59.00
Shelby Cnty Judge of Probate, AL
06/04/2007 02:32:10PM FILED/CERT

Shelby County, AL 06/04/2007
State of Alabama

Deed Tax: \$45.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

FREDERICK EPSMAN
119 ROSEWOOD CIRCLE
CALERA, AL 35040

STATE OF ALABAMA
COUNTY OF SHELBY

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

Know All Men by These Presents: That in consideration of **ONE HUNDRED NINETY NINE THOUSAND NINE HUNDRED DOLLARS 00/100 (\$199,900.00)** to the undersigned grantor, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, **DCC HOMEBUILDERS, LLC** does by these presents, grant, bargain, sell and convey unto **FREDERICK EPSMAN and EDNA EPSMAN**, (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 48, Marengo Subdivision, Sector Two, as recorded in Map Book 26, Page 90, 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 DUE AND PAYABLE UNTIL OCTOBER 1, 2007.**
2. **35-FOOT BUILDING SETBACK LINE FROM ROSEWOOD CIRCLE AS SHOWN ON RECORDED MAP.**
3. **COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN INSTRUMENT DOCUMENT RECORDED IN INST. NO. 2000-1164.**
4. **TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 121, PAGE 464; DEED BOOK 188, PAGE 43 AND DEED BOOK 80, PAGE 195.**
5. **EASEMENTS TO SOUTH CENTRAL BELL RECORDED IN INST. NO. 1999-38301.**
6. **RESERVATION OF MINERAL AND MINING RIGHTS IN THE INSTRUMENT RECORDED IN REAL 144, PAGE 913 AND 196, TOGETHER WITH THE APPURTENANT RIGHTS TO USE THE SURFACE.**
7. **OIL, GAS AND MINERALS AND ALL OTHER SUBSURFACE INTERESTS IN, TO OR UNDER THE LAND HEREIN DESCRIBED.**

\$155,000.00 of the consideration herein was derived from a 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.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, **DCC HOMEBUILDERS, LLC**, by **DOUGLAS C. CHASON** its **MEMBER**, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 31st day of May, 2007.

DCC HOMEBUILDERS, LLC

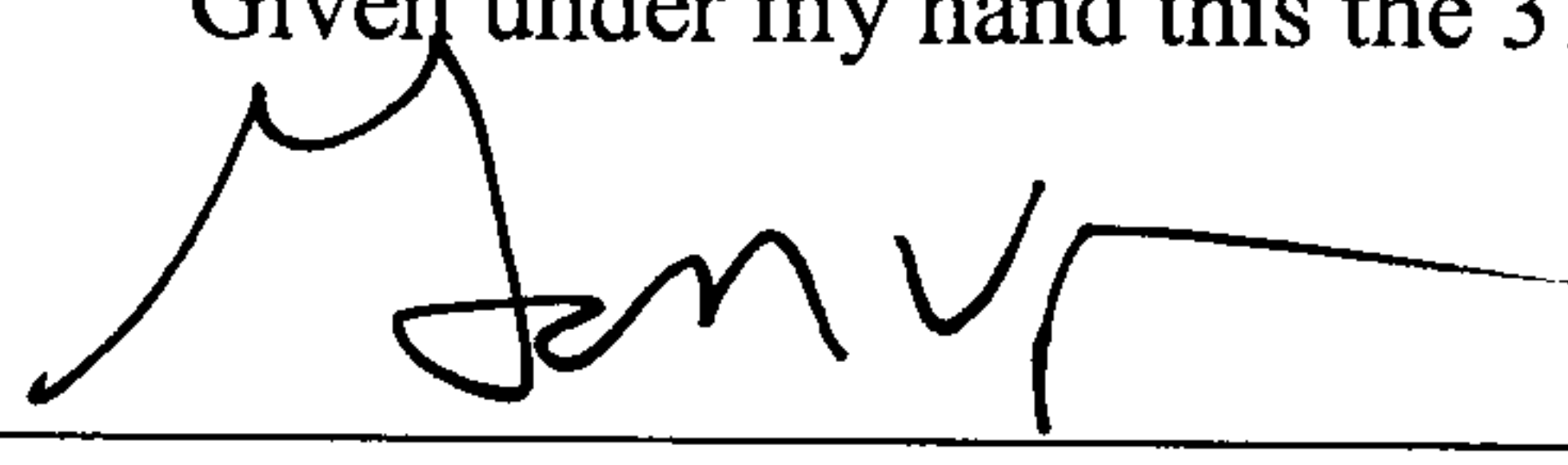

DOUGLAS C. CHASON
MEMBER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **DOUGLAS C. CHASON**, whose name as **MEMBER** of **DCC HOMEBUILDERS, LLC**, 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 .

Given under my hand this the 31st day of May, 2007.



Notary Public

My commission expires: 9.29.210

