

THIS INSTRUMENT PREPARED BY:
BARNES, TUCKER & BARNES, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
205-699-5000

Send Tax Notice To:
RICHARD GRIFFIN
144 WILD TIMBER PARKWAY
PELHAM, ALABAMA 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THREE HUNDRED FIVE THOUSAND THREE HUNDRED FIFTY ONE DOLLARS AND NO/100 (\$300,351.00) DOLLARS** to the undersigned Grantor, **BRANTLEY HOMES, INC. 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 **RICHARD GRIFFIN AND LOLETA GRIFFIN** (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

LOT 64, ACCORDING TO THE SURVEY OF THE FINAL PLAT OF WILD TIMBER PHASE 2 AS RECORDED IN MAP BOOK 33 PAGE 9 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA BEING SITUATED IN SHELBY COUNTY, ALABAMA

SUBJECT TO:

- 1) Rights of claims of parties in possession not shown by the public record.**
- 2) Easements, or claims of easements, not shown by public record.**
- 3) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspections of the premises.**
- 4) Any line, or right to a lien, for services, labor or material hereto or hereafter furnished imposed by law and not shown by public record.**
- 5) Easements of record.**
- 6) Oil, gas, and minerals and all other subsurface interest in, to or under the land herein described**
- 7) BUILDING SETBACK LINE OF 35 FEET RESERVED FROM WILD TIMBER PARKWAY AS SHOWN BY RECORDED PLAT.**
- 8) DECLARATION OF PROTECTIVE COVENANTS OF SAID SUBDIVISION AS SET OUT IN INSTRUMENT NO 20030430000265980 AND AMENDMENTS IN INST NO 200403024000150320 INST NO 20050324000132380 AND INST NO 2005032400132390 IN THE PROBATE OFFICE**
- 9) RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 33 PAGE 9 IN THE PROBATE OFFICE.**
- 10) RIGHT OF WAY TO ALABAMA POWER COMPANY AS SET OUT IN INST NO 20040102000000230 IN PROBATE OFFICE.**

- 11) PUBLIC UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT INCLUDING
A 5 FOOT EASEMENT WITH THE BUILDING SETBACK
12) TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMSIES TOGETHER WITH ALL MINENING RIGHTS AND OTHER RIGHTS PRIVELEDGES AND IMMUNITIES RELATING THERETO INCLUDING RIGHTS SET OUT IN DEED BOOK 244 PAGE 587 INST NO 1997 9552 AND INST NO 20000-4451 IN PROBATE OFFICE
13) TERMS AND CONDITIONS AS SET OUT IN INST NO 2000410060000552340IN PROBATE OFFICE.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

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, I (we) have set my (our) hand(s) and seal(s) this 31ST DAY OF MAY, 2007

BRANTLEY HOMES, INC.

[Signature]

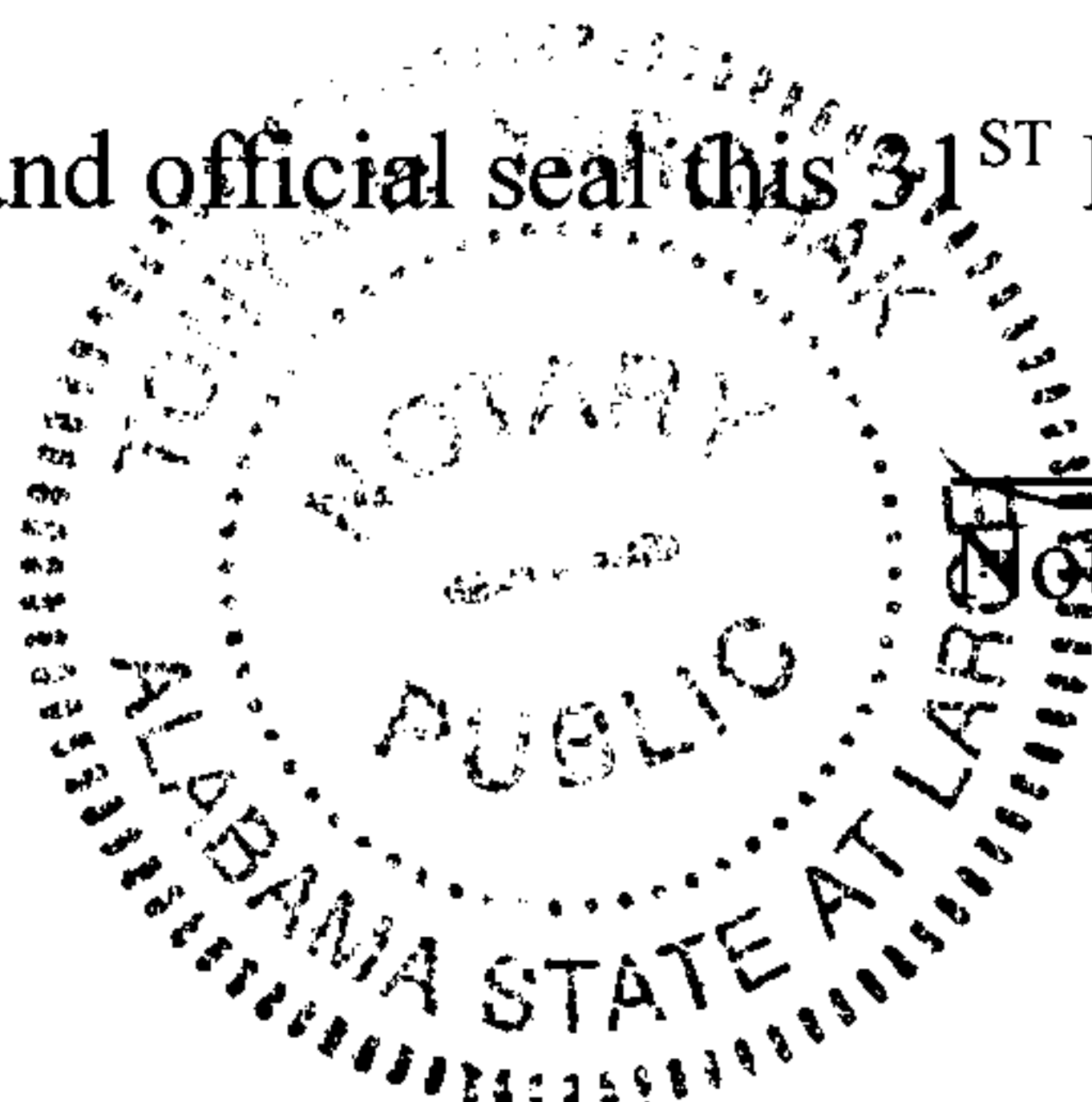
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that *[Signature]* AS PRESIDENT OF BRANTLEY HOMES , INC. whose name(s) 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, HAS executed the same WITH FULL AUTHORITY voluntarily on the day the same bears date.

Given under my hand and official seal this 31ST DAY OF MAY, 2007.

My Commission Expires:

11/2/08



[Signature]
Notary Public

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

Deed Tax: \$300.50