

20070604000259220 1/2 \$37.00
Shelby Cnty Judge of Probate, AL
06/04/2007 02:32:20PM FILED/CERT

07-426

THIS INSTRUMENT PREPARED BY:
BARNES TUCKER & BARNES, PC
8107 PARKWAY DR
LEEDS, AL 35094

Send Tax Notice To:
BRANT SMITH
324 NORMANDY LANE
CHELSEA, AL 35043

COMPANY FORM WARRANTY DEED, JOINTLY WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FOUR HUNDRED FIFTY-EIGHT THOUSAND AND NO/100 AND NO/100 DOLLARS (\$458,000.00)** to the undersigned Grantor, **LBL HOMEBUILDERS, LLC** . an ALABAMA LIMITED COMPANY, (herein referred to as GRANTOR), in hand paid by the **BRANT SMITH AND ELIZABETH SMITH** (herein referred to as GRANTEES) 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 53, ACCORDING TO THE SURVEY OF COURTYARD MANOR, AS RECORDED IN MAP BOOK 35, PAGE 144 A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

- 1. Memorandum and Affidavit regarding oil and gas lease to Anshutz Corp recorded in Misc Book 45, Page 303**
- 2. Declaration of Protective Covenants, Restrictions and Easements for Courtyard Manor recorded in Instrument #20051019000542800.**
- 3. Right of way to Shelby County recorded in Deed Book 229, Page 489 and 492 and Deed Book 39, Page 469.**
- 4. Right of way to Alabama Power recorded in Deed Book 126, Page 55 and Book 165, Page 105.**
- 5. Railroad right of way in Deed Book T, Page 655.**
- 6. Title to all minerals within and underlying, together with all mining rights and other rights privileges and immunities relating thereto recorded in Instrument # 1994/29305 and Deed 244, Page 587.**
- 7. Terms provisions and obligations made binding on Little Narrows, LLC recorded in Instrument # 200502040000583690**
- 8. Easement to Alabama Power recorded in Instrument # 20051031000564040.**

\$ 435,100.00 of the above consideration was paid by mortgage loan closed simultaneously herewith.

This instrument is executed as required by the Articles of Organization and Operational Agreement that have not been modified or amended. I hereby certify that the signature constitutes the only member of the LLC.

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 of such survivor forever, together with every contingent remainder and right of reversion. And said Grantor does for itself, its successors and assigns, covenant with said GRANTEES, their heirs 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, Leah Head as MEMBER of LBL HOMEBUILDERS, LLC. who is authorized to execute this conveyance, hereto set its signature and seal this the ^{23RD} day of MAY, 2007.

LBL HOMEBUILDERS, LLC

Leah Head - Member
BY:

STATE OF ALABAMA
JEFFERSON COUNTY

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

Deed Tax: \$23.00

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Leah Head as MEMBER of LBL HOMEBUILDERS, LLC., an Alabama 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 the conveyance, he, as such Member and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this ^{23RD} day of MAY, 2007.

My Commission Expires:

11/2/08

[Signature]
Notary Public