


WARRANTY DEED
Joint Tenants with Right of Survivorship


20070613000277160 1/2 \$49.00
Shelby Cnty Judge of Probate, AL
06/13/2007 10:05:48AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Three Hundred, Forty Eight Thousand and no/100's Dollars (\$348,000.00)** and other good and valuable consideration to the undersigned grantor,

BIG SKY BUILDERS INC., a corporation

(hereinafter referred to a GRANTOR) in hand paid by the GRANTEES the receipt whereof is hereby acknowledged the said GRANTOR does by these presents, grant, bargain, sell and convey unto

JACK BROCK NUTTER and JAMIE M. NUTTER

(hereinafter referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 530, according to the Final Plat Timberlake Sector 5, as recorded in Map Book 36, Page 11 in the Probate Office of Shelby County, Alabama.

\$313,200.00 of the above consideration is paid by Purchase Money Mortgages filed 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 that 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 GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its officer who is authorized to execute this conveyance has hereunto set its signature and seal this the 8th day of June, 2007.

ATTEST:

BIG SKY BUILDERS, INC.



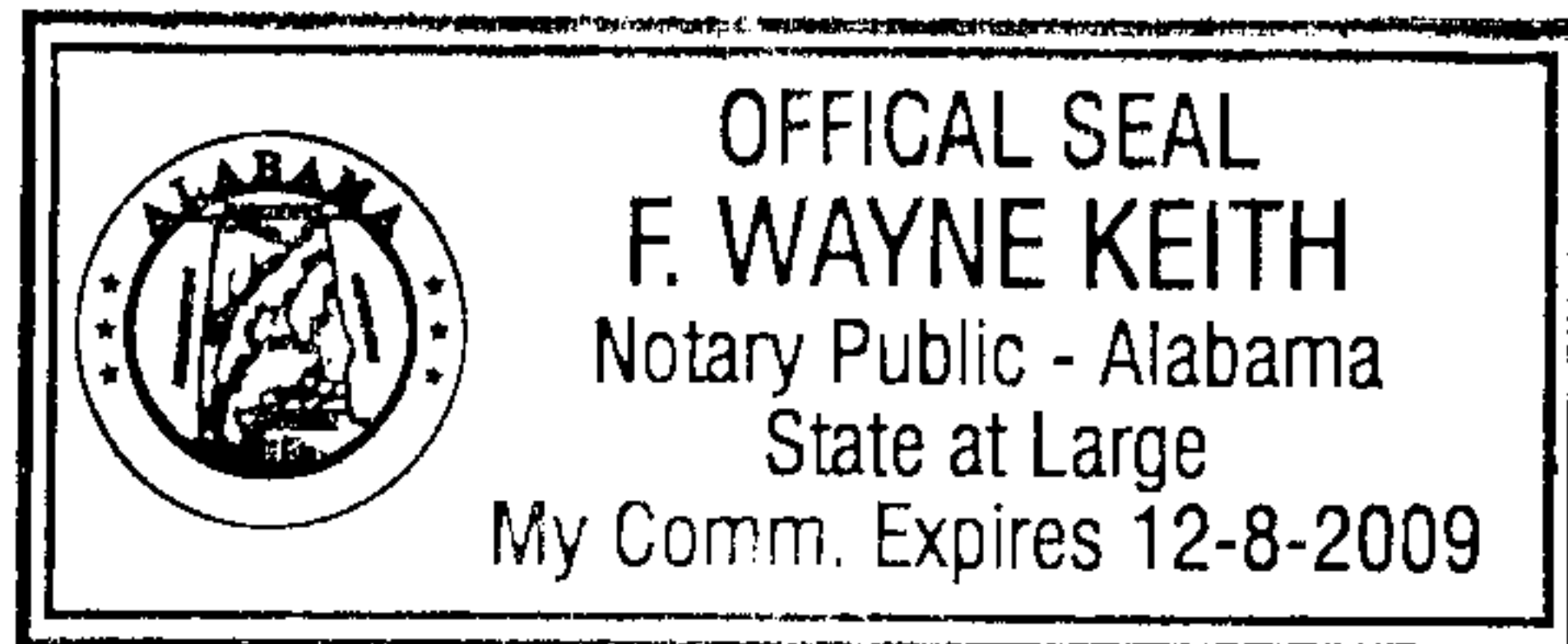
It's President

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I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Jason Wallace, as President of Big Sky Builders, Inc., a corporation is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he as such officer and with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this the 8th day of June, 2007.





Notary Public

This instrument was prepared by:
F. Wayne Keith, Attorney
160 Yeager Parkway, Suite 105
Pelham, Alabama 35124

SEND TAX NOTICE TO:
Jack Brock Nutter
8532 Redwood Lane
Bessemer, Alabama 35022

Shelby County, AL 06/13/2007
State of Alabama

Deed Tax: \$35.00