


THIS INSTRUMENT PREPARED BY:  
Courtney Mason & Associates, P.C.  
1904 Indian Lake Drive, Suite 100  
Birmingham, Alabama 35244

GRANTEE'S ADDRESS:  
Charles J. Tidmore  
168 Eagle Cove Drive  
Pelham, Alabama 35124

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**LIMITED LIABILITY COMPANY  
JOINT SURVIVORSHIP DEED**

  
20070813000380060 1/1 \$61.00  
Shelby Cnty Judge of Probate, AL  
08/13/2007 01:04:24PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Fifty Thousand and 00/100 (\$250,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Savannah Building Co., LLC, a Limited Liability Company** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Charles J. Tidmore and Jennifer C. Tidmore, husband and wife**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 2, according to the Survey of Eagle Cove Subdivision, as recorded in Map Book 35, Page 121, in the Probate Office of Shelby County, Alabama.

Grantor makes this conveyance subject to and reserves the following described sewer easement which will be used for the benefit of the adjoining lot 3:

A ten foot (10') private sewer easement across Lot 2 of Eagle Cove Subdivision, the centerline of which is herein described:

Commence at the Southeast corner of said Lot 2 of said Eagle Cove Subdivision as recorded in Map Book 35 on Page 121 in the Office of the Judge of Probate of Shelby County, Alabama; thence Westerly and along the south line of said Lot 2 a distance of 124.00 feet to the Point of Beginning of the centerline herein described; thence 85 degrees 31 minutes right and Northerly a distance of 70.20 feet, more or less, to the Northerly line of said Lot 2, said point being the end of the centerline herein described.

Subject to existing easements, sewer agreements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

\$200,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

This warranty deed is executed as required by the Articles of Organization and Operating Agreement and the same Articles of Organization and Operating Agreement have not been modified or amended.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Member, Billy Gossett who is authorized to execute this conveyance, hereto set his signature and seal this the 10th day of August, 2007.

Shelby County, AL 08/13/2007  
State of Alabama

Deed Tax: \$50.00

Savannah Building Co., LLC

  
By: Roger Wilkins, Member

STATE OF ALABAMA )

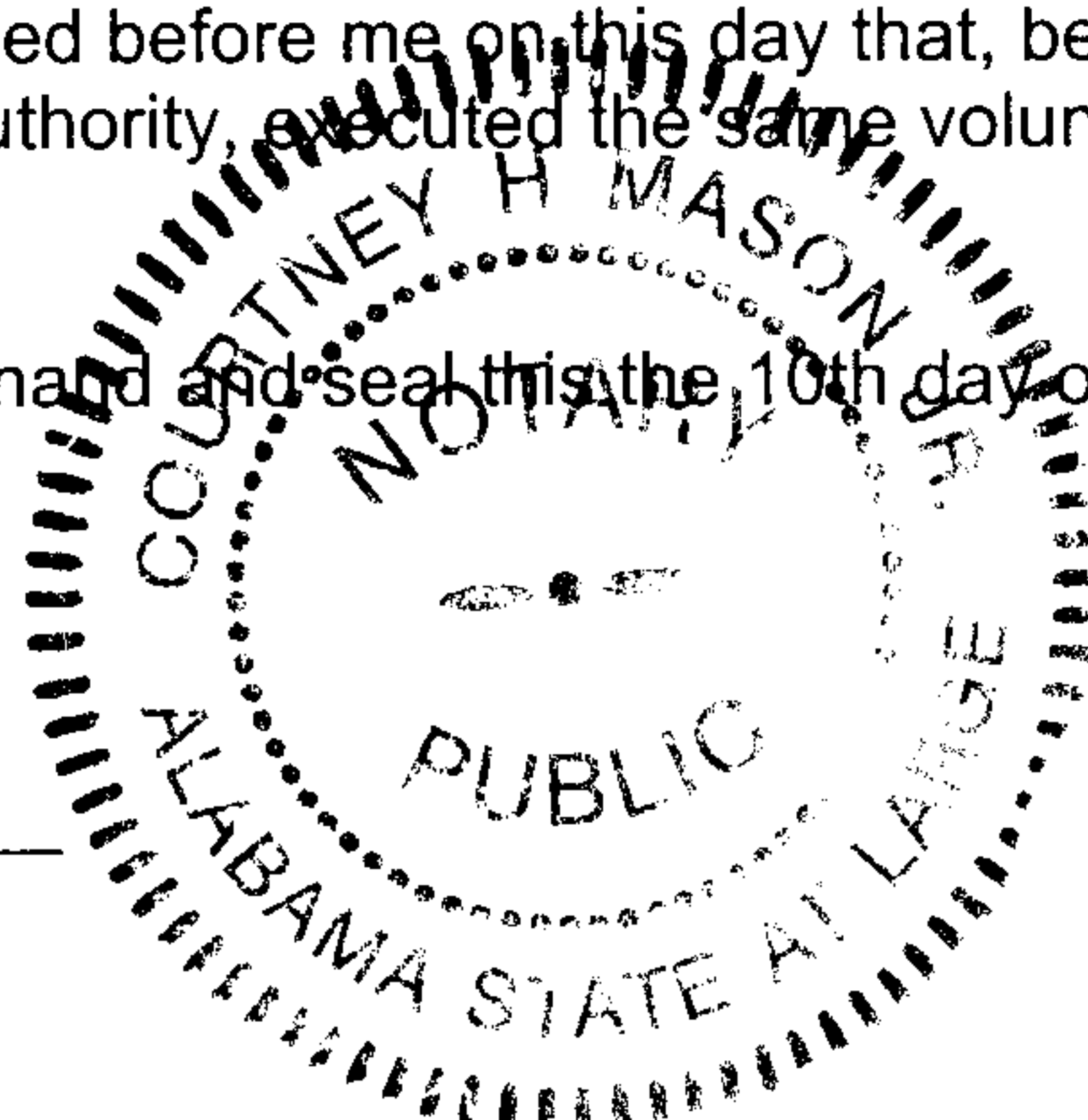
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Roger Wilkins, whose name as Member of Savannah Building Co., LLC, a 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 officer and with full authority, executed the same voluntarily for and as the act of said limited liability company

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10th day of August, 2007.

NOTARY PUBLIC

My Commission Expires: 3/5/11



COURTNEY H. MASON, JR.  
COMMISSION EXPIRES MARCH 5, 2011