

This instrument was prepared by:
Barron Lakeman
300 Office Park Drive, Suite 309
Birmingham, AL 35223

Send Tax Notice To:
Tanya Franks & Chad C. Franks
420 Tuscany Circle
Chelsea, AL 35043

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

**STATE OF ALABAMA* KNOW ALL MEN BY THESE PRESENTS,
JEFFERSON COUNTY***

That in consideration of **FIVE HUNDRED SIXTEEN THOUSAND SIX HUNDRED SIXTY AND 00/100 DOLLARS (\$516,660.00)**, to the undersigned grantor(s) in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I/we, **DEMEIS-HOMESOUTH CUSTOM HOMES, LLC, AN ALABAMA LIMITED LIABILITY COMPANY**, herein referred to as grantor(s), do grant, bargain, sell and convey unto **TANYA FRANKS AND CHAD C. FRANKS** (herein referred to as grantees), as joint tenants, with right of survivorship, the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 60, 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.

Subject to easements and restrictions and covenants of record, if any.

\$464,900.00 of the above recited purchase price was paid from the proceeds of two mortgage loans 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 grantees herein shall take as tenants in common.

And I/we do, for himself/herself/ourselves and my/our heirs, executors and administrators, covenant with said grantee, his/her/their heirs and assigns, or its successors and assigns, that I/we am/are lawfully seized in fee simple of said premises; that he/she/they is/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/their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 17th day of December, 2007.

**DEMEIS-HOMESOUTH CUSTOM HOMES,
LLC, AN ALABAMA LIMITED LIABILITY
COMPANY**

Marc DeMeis Its Member
BY: MARC DEMEIS
ITS: MEMBER

Shelby County, AL 12/19/2007
State of Alabama

Deed Tax: \$52.00

**STATE OF ALABAMA)
JEFFERSON COUNTY)**

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **MARC DEMEIS**, whose name as **MEMBER** of **DEMEIS-HOMESOUTH CUSTOM HOMES, 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 **MEMBER** and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 17th day of December, 2007.

My Commission Expires: 7/26/11

BAL
Notary Public