

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

GRANTEE'S ADDRESS:
William & Karen Scott

P O Box 627

*Helen a w L
35086*

STATE OF ALABAMA) **LIMITED LIABILITY COMPANY**
COUNTY OF SHELBY) **JOINT SURVIVORSHIP DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ten Dollars (\$10.00) , and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **ERIBETH, 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 GRANTEE, **WILLIAM E. SCOTT AND KAREN B. SCOTT** , (hereinafter referred to as GRANTEE), 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 7-A, according to the Survey of Resurvey of Lots 7, 8 and 9, Chandalar South Office Park, as recorded in Map Book 7, page 164, in the Probate Office of Shelby County, Alabama.

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

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.

●This description provided to Courtney Mason & Associates, P.C. by Grantor(s). The draftsman makes no warranty that the description referenced in this document is correct, or that the Grantor(s) is/are the owner(s) of the premises. Unless separately contracted for, no title examination has been performed, and there are no representations made that any subdivision restrictions, state, county or city regulations have been complied with. Further, there are no warranties concerning prescription or adverse possession by surrounding land owners or existing easements that may exist on the property but are not referenced in this document.●

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 GRANTEE, 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 GRANTEE 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 GRANTEE herein shall take as tenants in common, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S 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 GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Member, Karen B. Scott, who is authorized to execute this conveyance, hereto set her signature and seal this the 29th day of January, 2008.

Eribeth, LLC

Karen B. Scott

By: Karen B. Scott, Member

STATE OF ALABAMA)

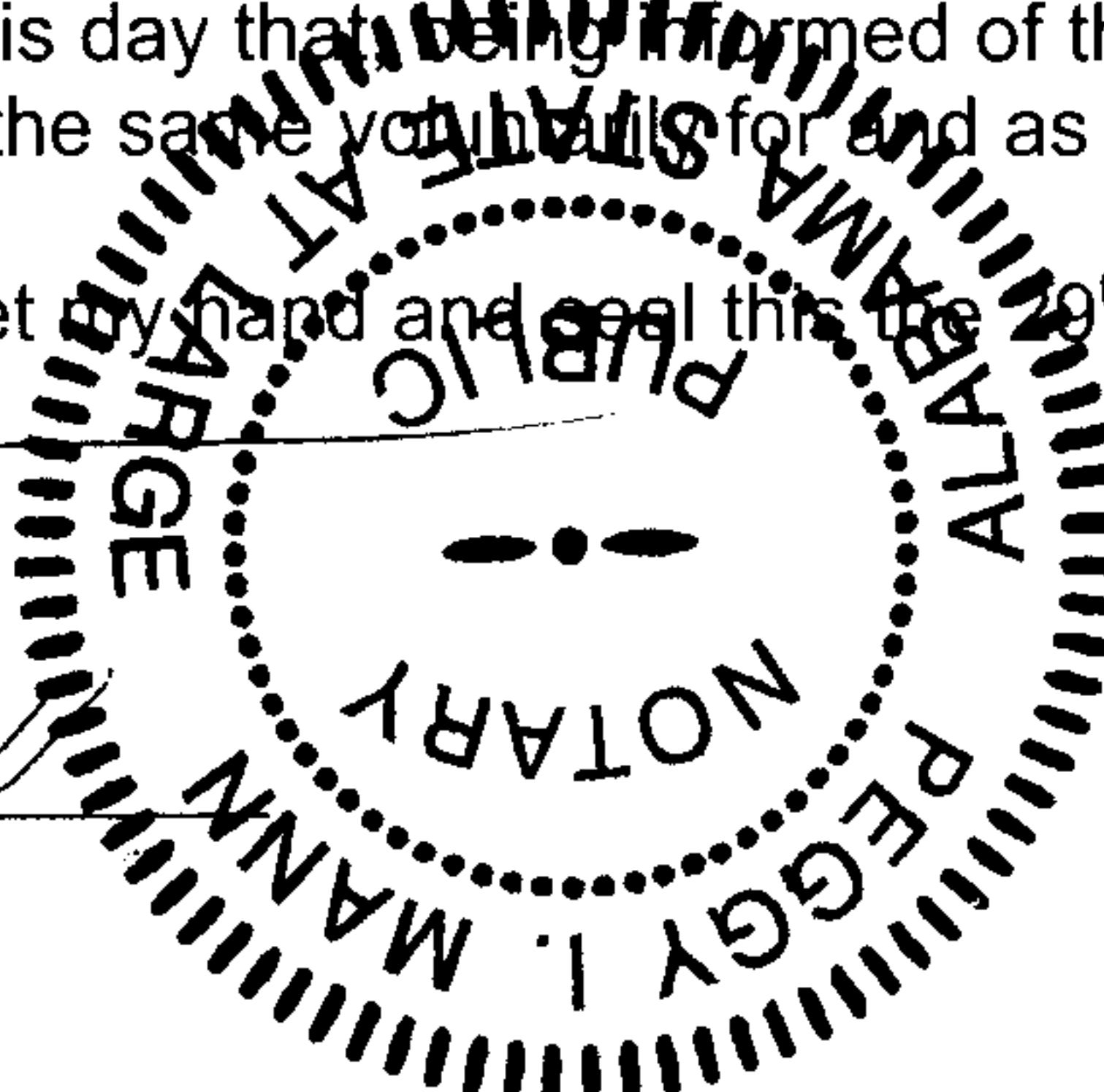
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Karen B. Scott, whose name as Member of Eribeth, LLC, a limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that she is informed of the contents of the conveyance, she, 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 29th day of January, 2008.

NOTARY PUBLIC

My Commission Expires: *2-5-11*



20080131000040830 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
01/31/2008 01:17:26PM FILED/CERT

PEGGY I. MANN
COMMISSION EXPIRES FEB 5, 2011

All of the above recited consideration was paid from a mortgage filed simultaneously herewith.

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