



20080813000326360 1/2 \$124.00
Shelby Cnty Judge of Probate, AL
08/13/2008 02:29:25PM FILED/CERT

Send Tax Notice To:
Deborah Quinn
Woodford S. Quinn, Jr.
1100 Deer Run Road
Alabaster, Alabama 35007

RECORDER'S MEMORANDUM
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction.

This instrument was prepared by:
Laurie Boston Sharp,
ATTORNEY AT LAW, LLC
P. O. Box 567
Birmingham, AL 35007

Statutory Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF ONE HUNDRED TEN THOUSAND and NO/100 DOLLARS (\$110,000.00) paid to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **BUCK CREEK CONSTRUCTION, INC.**, an Alabama corporation (herein referred to as Grantor), does grant, bargain, sell and convey unto **WOODFORD S. QUINN, JR. and wife, DEBORAH P. QUINN, as joint tenants with right of survivorship**, (herein collectively referred to as Grantee), the following described real estate (herein referred to as the Property), situated in the State of Alabama, County of Shelby, to-wit:

LOT 4, according to the Survey of Buck Creek Addition to Deer Run,
as recorded in Map Book 38, Page 44, in the Probate Office of Shelby County, Alabama

THIS INSTRUMENT IS EXECUTED AS REQUIRED BY THE ARTICLES OF INCORPORATION AND BY-LAWS OF GRANTOR AND SAME HAVE NOT BEEN MODIFIED OR AMENDED.

The above Property is conveyed subject to:

1. ad valorem and similar taxes for 2008 and subsequent years;
2. Restrictions appearing of record in Real Volume 241, Page 776;
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights, including but not limited to gas, oil, sand and gravel, in, on and under subject property as recorded in Deed Book 357, Page 579 and Deed Book 358, page 516.
4. Reservations and conditions as set out in Deed Book 357, Page 579 and Deed Book 318, Page 200.
5. Right of way as set out in Deed Book 357, Page 579.

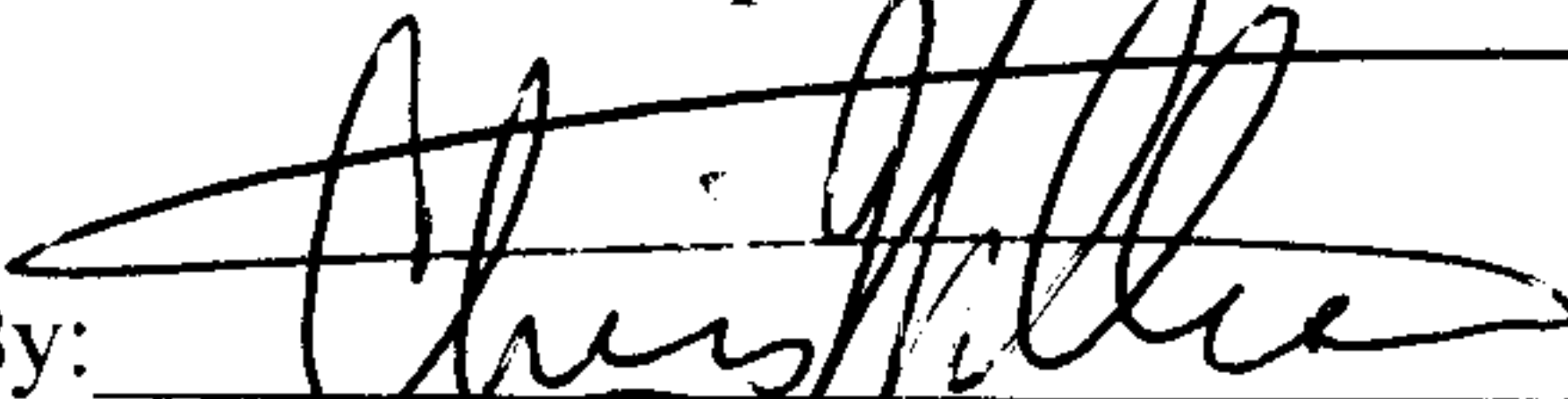
6. Right of way to Alabama Power Company as set out in instrument recorded in Deed Book 157, Page 551.
7. Easement for ingress and egress as recorded in Real Volume 264, Page 335.
8. Any and all matters of record.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants with rights 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 survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

4th IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the day of June, 2008.

BUCK CREEK CONSTRUCTION, INC.
an Alabama corporation

By: 
Chris Williams
Its: President

Shelby County, AL 08/13/2008
State of Alabama

Deed Tax: \$110.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that CHRIS WILLIAMS, whose name as President of Buck Creek Construction, Inc., an Alabama corporation 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, in his capacity as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of June, 2008.


NOTARY PUBLIC
My commission expires: _____