

20081107000433680 1/1 \$56.00
Shelby Cnty Judge of Probate,AL
11/07/2008 01:44:12PM FILED/CERT

SEND TAX NOTICE TO:

Jonathan P. Merrill, By: Deena Merrill,
Attorney in Fact and Deena M. Merrill
1709 Brierwood Street
DeRidder, LA 70634

This instrument was prepared by
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219

808152

Shelby County, AL 11/07/2008
State of Alabama

Deed Tax: \$45.00

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF Shelby

That in consideration of **Forty Five Thousand and No/100 Dollars (\$45,000.00)**

To the undersigned grantor, **Valley Grande Farms, LLC**, A limited liability company, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **Jonathan P. Merrill and wife, Deena M. Merrill** (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 6, ACCORDING TO THE SURVEY OF VALLEY GRANDE FARMS, AS
RECORDED IN MAP BOOK 40, PAGE 55, IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA.**

Subject to:

1. The lien of Ad Valorem taxes for the year 2008 are a lien but neither due nor payable until 1 October, 2008.
2. Municipal improvements assessments and fire district dues against subject property, if any.
3. Title to all oil, gas and minerals within and underlying the premises, together with all oil and 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.
4. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 40, Page 55.
5. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 20080814000328140 in the Probate Office of Shelby County, Alabama.

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 the grantees herein shall take as tenants in common. And said GRANTOR does for itself, its successors and assigns, covenant with the said **GRANTEES**, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said **GRANTEES**, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Member, who is authorized to execute this conveyance, has hereto set its signature and seal, this October 31, 2008.

Valley Grande Farms, LLC, By: Jason Spinks, Member

By: Jason Spinks

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jason Spinks** whose name as **Member**, of **Valley Grande Farms, 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 corporation.

Given under my hand and official seal this October 31, 2008

Notary Public.

(Seal)

My Commission Expires: 12-30-2011

CORPORATION FORM WARRANTY DEED,

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Closers' Choice