

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Allen Dennis Construction, LLC

39223 Hwy 21
Huntsville AL 35078

LIMITED LIABILITY COMPANY FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

That in consideration of Forty Three Thousand dollars and Zero cents (\$43,000.00) to the undersigned grantor, Maple Leaf Estates, LLC an Alabama 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 Allen Dennis Construction, LLC (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 19, according to the survey of Maple Leaf Estates, as recorded in Map Book 39, Page 39, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

Subject to taxes for 2008 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$240,000.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 Managing Member, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21st day of November, 2008.

20081202000454040 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
12/02/2008 08:24:20AM FILED/CERT

Maple Leaf Estates, LLC

By:

Farmer Development, LLC, - Managing Member

By: Connor Farmer, its Managing Member

STATE OF ALABAMA

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COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County in said State, hereby certify that Connor Farmer, Managing Member of Farmer Development, LLC the Managing Member of Maple Leaf Estates, LLC, an Alabama 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.

Given under my hand and official seal, this the 21st day of November 2008.

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES

03/15/2011