

This instrument was prepared by:
FOSTER & ASSOCIATES
Atty. Alan L. Foster
490 Wildwood North Circle, Suite 170
Birmingham, AL 35209

Send Tax Notice To:
Diego H. & Shanetta C. Howard
120 Courtyard Drive
Chelsea, AL 35043

STATE OF ALABAMA)
: STATUTORY WARRANTY DEED
COUNTY OF SHELBY) Joint for Life with Remainder to Survivor

THIS INDENTURE, made and entered into on this the 17th of April, 2008, by and between **New Pace Homes, LLC an Alabama Limited Liability Company**, hereinafter referred to as Grantor(s), and **Diego H. Howard and Shanetta C. Howard**, hereinafter referred to as Grantee(s):

WITNESSETH:

That for and in consideration of the sum of **Three Hundred Forty Thousand Dollars, and 00/100 (\$340,000.00)**, the receipt of which is hereby acknowledged, Grantor(s) do hereby grant, bargain, sell and convey unto the said Grantee(s), for and during their joint lives as joint tenants 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 and being in the County of SHELBY County, State of Alabama, to wit:

Lot 26, according to the survey of Courtyard Manor, a single family residential development, as recorded in Map Book 35, Page 144 A & B, in the Probate Office of SHELBY County, ALABAMA; being situated in Shelby County, Alabama.

This document is being executed by a duly authorized member as required by the Articles of Organization and Operating Agreement of New Pace Homes, LLC and that same have not been modified or amended.

SUBJECT TO:

All restrictions, easements, reservations and rights-of-way of record in the Office of the Probate Judge of SHELBY County, Alabama.

GRANTEE(S) IS/ARE EXECUTING SIMULTANEOUSLY HEREWITH A PURCHASE MONEY MORTGAGE in favor of Wells Fargo Bank, NA, for \$322,000.00.

Together with all and singular the tenements, hereditaments and appurtenances there unto belonging or in any wise appertaining.

TO HAVE AND TO HOLD unto the said Grantee, in fee simple, forever; together with every contingent remainder and right of reversion.

Grantor(s) represent and covenant with Grantee, her/his heirs and assigns, that Grantor(s) are seized of an indefeasible estate, in fee simple, in and to said described property, and that Grantor(s) have the lawful right to sell and convey the same.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

IN WITNESS WHEREOF, Grantor(s) have hereunto set their hands and seals on this the day and in the year first herein above written.

New Pace Homes, LLC

By: [Signature]
Steve C. Turner, Member

By: _____

STATE OF ALABAMA)
: Acknowledgment
COUNTY OF SHELBY)

Shelby County, AL 04/21/2009
State of Alabama
Deed Tax: \$18.00

I, the undersigned, a Notary Public, in and for said State and County, hereby certify that **Steve C. Turner, Member of New Pace Homes, LLC, an Alabama Corporation**, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this the 17th day of April, 2008.

[Signature]
Notary Public: Alan L. Foster
My Commission Expires: February 12, 2012

