

This instrument prepared by:
John H. Henson
2409 Acton Road, Suite 109
Birmingham, AL 35243

SEND TAX NOTICE TO:
Ralph Harlan Hood
Anne T. Hood
302 Lacey Avenue
Alabaster, 35007

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

Shelby County, AL 04/21/2009
State of Alabama

Shelby COUNTY)

Deed Tax: \$190.50



20090421000146320 1/1 \$201.50
Shelby Cnty Judge of Probate, AL
04/21/2009 01:40:57PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **One Hundred Ninety Thousand Fifty dollars and Zero cents \$190,050.00**) in hand paid by **Ralph Harlan Hood and Anne T. Hood** (hereinafter referred to as "GRANTEES") to **Haven Homes, LLC** (hereinafter referred to as "GRANTOR") the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said **Ralph Harlan Hood and Anne T. Hood, as joint tenants with rights of survivorship**, the following described real estate in **Shelby County, Alabama**, to wit:

Lot 174, Lacey's Grove, Phase 2, as recorded in Map Book 38, page 19, in the Probate Office of Shelby County, Alabama.

Subject to all recorded and unrecorded easements, covenants, restrictions, rights of way, overlaps and encroachments, if any, affecting the property, ad valorem taxes for the year which are a lien but which are not yet due and payable, and ad valorem taxes for future years.

TO HAVE AND TO HOLD, to 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 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.

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 or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the **GRANTOR**.

IN WITNESS WHEREOF, the **GRANTOR** has caused this instrument to be executed by its duly authorized representative this **3rd day of April, 2009**.

Haven Homes, LLC

Jack Stevens, Managing Member

STATE OF ALABAMA §

§

JEFFERSON COUNTY §

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Jack Stevens**, whose name(s) is/are signed to the foregoing conveyance as the **Managing Member** of **Haven Homes, LLC**, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **3rd day of April, 2009**.

Notary Public

Commission expires:

