

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

Send Tax Notice To: Robert Hauerwas Sr.
1082 Freedom Parkway
Montevallo, AL 35115

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

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

That in consideration of One Hundred Forty Five Thousand dollars and Zero cents (\$145,000.00) to the undersigned grantor, Hartwood Homes, 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 Robert Hauerwas Sr. and Terrie Hauerwas (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 163, according to the map of Lexington Parc, Sector 1, as recorded in Map Book 38, Page 81, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2009 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$142,373.00 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 Michael Shane Miskelly its Managing Member, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 8th day of June, 2009.

Hartwood Homes, LLC

By: By Michael Shane Miskelly
By: Michael Shane Miskelly
Managing Member

STATE OF ALABAMA

}

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County in said State, hereby certify that Michael Shane Miskelly whose name as managing member of Hartwood Homes, 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 limited liability company.

Given under my hand and official seal, this the 8th day of June 2009.

Shelby County, AL 06/11/2009
State of Alabama
Deed Tax : \$3.00

Amanda Bailey
Notary Public
My Commission Expire: 9/25/2012

20090611000222600 1/1 \$14.00
Shelby Cnty Judge of Probate, AL
06/11/2009 09:38:06 AM FILED/CERT

