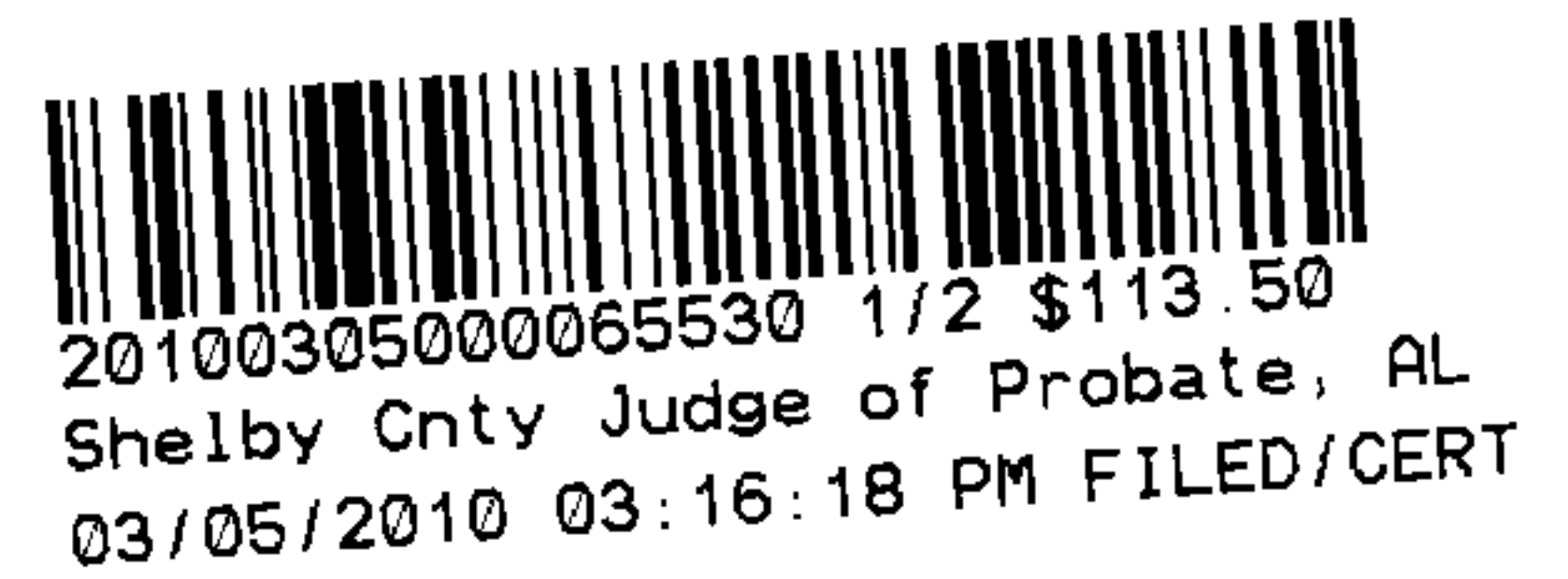


R09-17507



(RECORDING INFORMATION ONLY ABOVE THIS LINE)  
This instrument was prepared by: SEND TAX NOTICE TO:

R. Shan Paden  
PADEN & PADEN, PC  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

DAVID C. MEADOWS  
856 HEATHERWOOD PLACE  
BIRMINGHAM, AL 35244

STATE OF ALABAMA  
COUNTY OF SHELBY

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP  
WARRANTY DEED

Know All Men by These Presents: That in consideration of **FOUR HUNDRED NINETY SEVEN THOUSAND DOLLARS 00/100 (\$497,000.00)** to the undersigned grantor, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, **DISTINGUISHED HOMES, LLC** does by these presents, grant, bargain, sell and convey unto **DAVID C. MEADOWS and STEPHANIE W. MEADOWS**, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 32, according to the Survey of Heatherwood 4th Sector 2nd Addition, as recorded in Map Book 12, Page 79, 80 and 81 in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. **TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2009 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2010.**
2. **EASEMENT(S), BUILDING LINE(S) AND RESTRICTION(S) AS SHOWN ON RECORDED MAP.**
3. **TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES.**
4. **RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2003-22175; INST. NO. 2007-53544; REAL VOLUME 199, PAGE 196; REAL VOLUME 204, PAGE 655 AND INST. NO. 1998-23620.**
5. **EASEMENT GRANTED TO ALABAMA POWER COMPANY AS RECORDED IN REAL VOLUME 236, PAGE 953.**
6. **AGREEMENT WITH ALABAMA POWER COMPANY AS RECORDED IN REAL VOLUME 204, PAGE 661.**

\$397,600.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

~~\$49,700.00 of the consideration herein was derived from a second mortgage closed simultaneously herewith~~

**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, his, her, or their heirs and assigns, that it 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, **DISTINGUISHED HOMES, LLC** , by **MICHAEL MAZIARZ** its **MEMBER**, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 30th day of December, 2009.

**DISTINGUISHED HOMES, LLC**

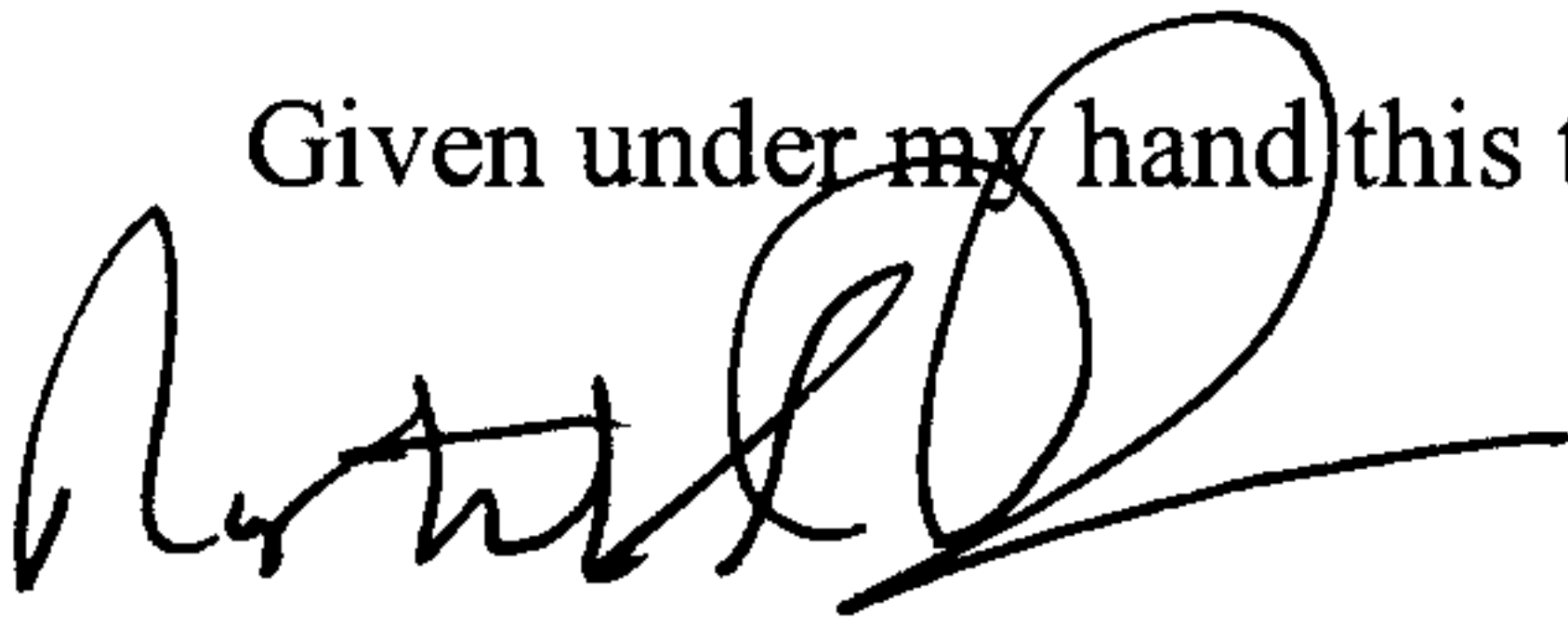
  
**MICHAEL MAZIARZ**  
**MEMBER**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

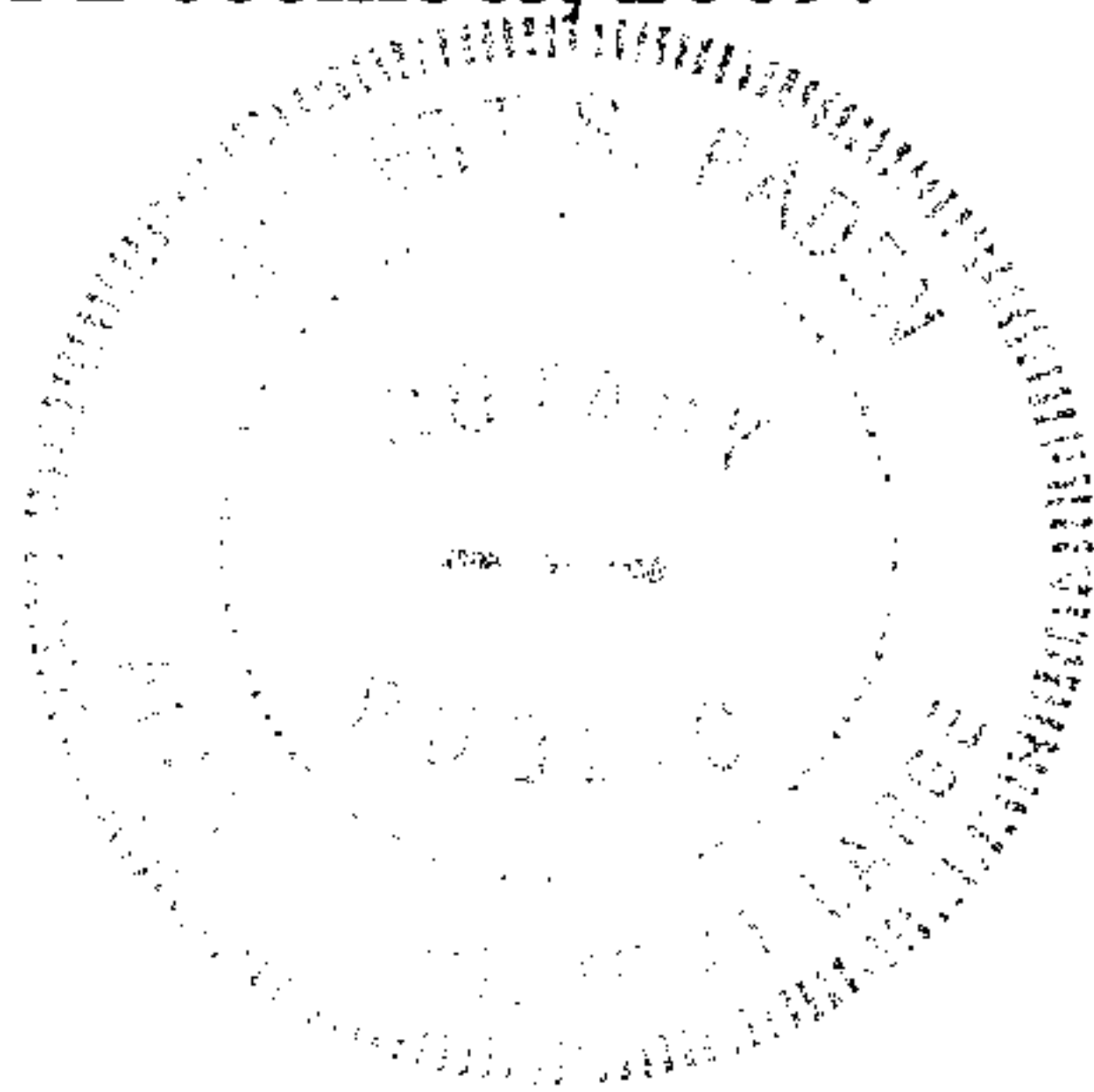
**ACKNOWLEDGMENT**


I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **MICHAEL MAZIARZ**, whose name as **MEMBER** of **DISTINGUISHED HOMES, LLC**, 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 or she, 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 this the 30th day of December, 2009.

  
\_\_\_\_\_  
Notary Public

My commission expires: 2/16/10



  
20100305000065530 2/2 \$113.50  
Shelby Cnty Judge of Probate, AL  
03/05/2010 03:16:18 PM FILED/CERT