20100426000124820 1/2 \$15.00 Shelby Cnty Judge of Probate, AL 04/26/2010 09:14:33 AM FILED/CERT

This Instrument Was Prepared By: Christopher R. Smitherman, Attorney At Law Post Office Box 261 Montevallo, Alabama 35115 (205) 665-4357 Send Tax Notice:
Antonio D. Fossett

176 Hwy 223

Montevallo AL 35715

STATE OF ALABAMA	)	
	)	WARRANTY DEED: JOINT TENANCY
SHELBY COUNTY	)	WITH RIGHT OF SURVIVORSHIP

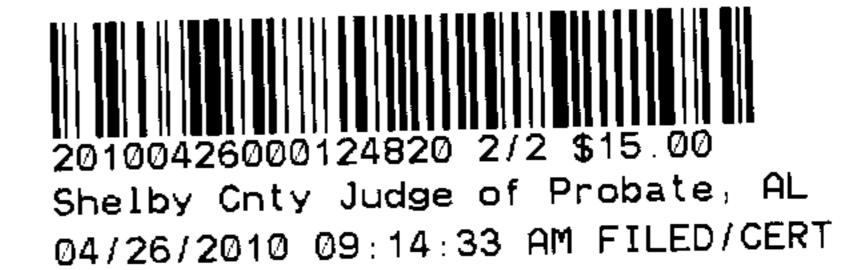
KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **One Hundred Twenty Five and 00/100 Dollars (\$125,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **SOUTHERN HOME CRAFTERS, INC.** hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **ANTONIO D. FOSSETT and wife, ALESIA FOSSETT,** hereinafter called "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**, to wit:

Commence at the Northeast corner of the SE 1/4 of the NE 1/4 of Section 19, Township 22 South, Range 3 West, Shelby County, Alabama and run South 00 degrees 00 minutes 00 seconds East for 171.97 feet; thence run South 62 degrees 11 minutes 23 seconds West for 449.61 feet to the East right of way of County Road 223; thence along said road; North 29 degrees 08 minutes 32 seconds West for 117.46 feet; thence leaving said road, run North 54 degrees 47 minutes East for 525.38 feet; thence run South 89 degrees 39 minutes 42 seconds East for 69.83 feet to the point of beginning. According to the survey of Michael Moates, dated 2008.

Also, being known as Lot 4, according to the map of "Brickyard Estates". As recorded in Map Book 30, Page 134, in the Probate Office of Shelby County, Alabama.

Note: This property does not constitute homestead property for the Grantor nor the Grantee.

Note: Purchase Money First Mortgage executed by Grantees on even date herewith, in favor of Primary Capital Advisors, LLC in the sum of \$127,551.00.



TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 8<sup>th</sup> day of April, 2010.

SOUTHERN HOME CRAFTERS, INC.

PHILIP G. GILBERT,

as President of Southern Home Crafters, Inc.

STATE OF ALABAMA )
) ACKNOWLEDGMENT
SHELBY COUNTY )

I, <u>Chris Smitherman</u>, a Notary Public for the State at Large, hereby certify that the above posted name, *Philip G. Gilbert, as President of Southern Home Crafters, Inc.*, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 8th day

of <u>April</u>, 2010.

NOTARY PUBLIC - Chris Smitherman My Commission Expires: 5/13/2012