

This Instrument was Prepared By:
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Attorneys at Law
112 Glenn Avenue
Trussville, Alabama 35173



20110802000223330 1/1 \$13.00
Shelby Cnty Judge of Probate, AL
08/02/2011 08:58:15 AM FILED/CERT

SEND TAX NOTICE TO:
MICHAEL GRIFFIN
TULLEDA GRIFFIN
130 Bridle Lane
Montevallo, Alabama 35115

STATE OF ALABAMA)
)
SHELBY COUNTY) **LIMITED LIABILITY COMPANY**
)
) **GENERAL WARRANTY DEED**
) **Joint Tenants with Rights of Survivorship**

KNOW ALL MEN BY THESE PRESENTS that in consideration of **Thirty-Four Thousand and 00/100 Dollars (\$34,000.00)**, to the undersigned Grantor, **GIS CONSTRUCTION, L.L.C.**, (hereinafter referred to as "Grantor"), a Texas Limited Liability Company qualified to do business in the State of Alabama, in hand paid by the Grantees, **MICHAEL GRIFFIN and TULLEDA GRIFFIN**, husband and wife, (hereinafter referred to as "Grantees"), the receipt whereof is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto Grantees as joint tenants with rights of survivorship, all of Grantor's right, title and interest in or to the following described real property, situated in Shelby County, Alabama, to wit:

That part of Lot 53, according to Thomas' Addition to the Town of Aldrich, map of which was recorded in the Office of the Probate Judge of Shelby County, Alabama in Map Book 3, page 52, and described as follows:

Begin at the Southwest corner of Lot 53 and run North and along the East right of way of the Southern Railroad a distance of 175 feet; thence East a distance of 200 feet; thence South a distance of 175 feet; thence West a distance of 200 feet to the point of beginning.

SUBJECT TO: (1) Taxes and assessments for the year 2011 and all subsequent years; (2) all easements, restrictions, reservations, agreements, right-of-ways, railroad right-of-ways and covenants of record; and (3) mineral and mining rights and rights incident thereto.

\$34,000.00 of the above purchase price was paid from the proceeds of a first and second mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto 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.

And Grantor does, for itself, and for its officers, agents, shareholders, members, directors, successors and assigns, covenant with the Grantees, 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; that it will and its officers, agents, shareholders, members, directors, successors and assigns shall warrant and defend the same to the Grantees and their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Member, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of May, 2011.

GIS Construction, L.L.C.

Yours Truly

By: Jesus Leyva

Its: Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Jesus Leyva**, whose name, as Member of **GIS Construction, L.L.C.**, a Texas Limited Liability Company qualified to do business in the State of Alabama, 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 company on the day the same bears date.

Given under my hand and seal on this the 31st day of May, 2011.

Louise Elizabeth Milfa

NOTARY PUBLIC

My Commission Expires: 11/08/2012