

This instrument was prepared by  
(Name) Larry L. Halcomb, Attorney  
3512 Old Montgomery Highway, Suite 219  
(Address) Birmingham, AL 35209

Send Tax Notice To: Brandon Ponds  
name  
6543 Quail Run Drive  
address  
Pelham, AL 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
COUNTY OF **SHELBY**

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TWO HUNDRED THIRTY SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$237,500.00)**

to the undersigned grantor, **Legacy Building and Development, 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

**Brandon Ponds and Erin N. Strain**

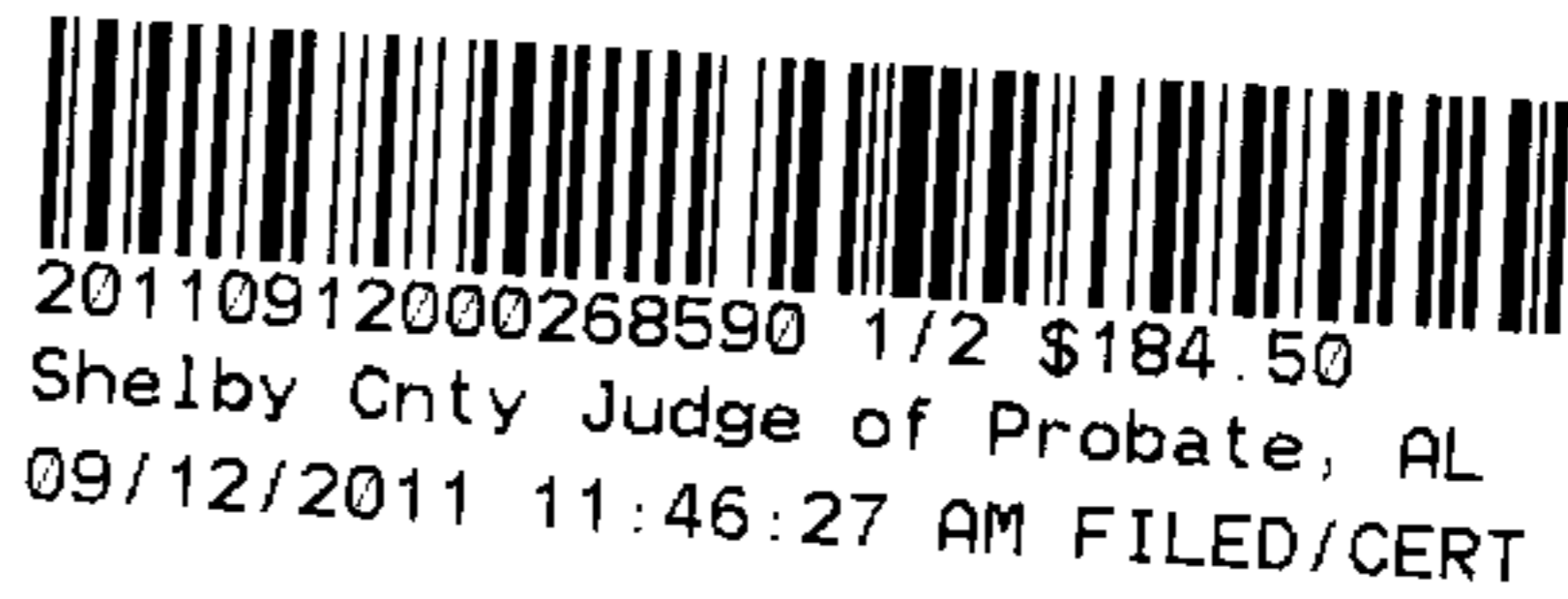
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama,** to-wit:

**Lot 22, according to the Survey of Quail Run, as recorded in Map Book 7, Page 22, in the Probate Office of Shelby County, Alabama.**

**Minerals and mining rights excepted.**

**Subject to taxes for 2011.**

**Subject to items on attached Exhibit "A".**



Shelby County, AL 09/12/2011  
State of Alabama  
Deed Tax: \$169.50

**\$ 68,200.00** of the purchase price was paid from the proceeds of a mortgage loan closed 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 its **Member, Josh Barrow,** who is authorized to execute this conveyance, has hereto set its signature and seal, this the 7<sup>th</sup> day of **September**, **2011.**

ATTEST:

**Legacy Building and Development, LLC**

By Josh Barrow  
**Josh Barrow, Member**

STATE OF **ALABAMA**  
COUNTY OF **JEFFERSON**

I, **Larry L. Halcomb,** a Notary Public in and for said County in said State, hereby certify that **Josh Barrow** whose name as **Member** of **Legacy Building and Development, 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 7<sup>th</sup> day of **September** **2011**

Larry L. Halcomb  
Notary Public

**My Commission Expires: 1/23/14**

**EXHIBIT "A"**

**Building and setback lines of 35 feet as recorded in Map Book 7, Page 22, in the Probate Office of Shelby County, Alabama.**

**Easements as shown on recorded plat.**

**Subject to covenants, conditions and restrictions (deleting therefrom, and restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Misc. Book 22, Page 638, in the Probate Office of Shelby County, Alabama.**

**Easement to Alabama Power Company as recorded in Misc. Book 22, Page 834 and Misc. Book 22, Page 841, in the Probate Office of Shelby County, Alabama.**

**Transmission line permit to Alabama Power Company as recorded in Deed Book 101, Page 523 and Deed Book 216, Page 103.**

