

This instrument was prepared by:
Kracke & Thompson, LLP
2204 Lakeshore Drive, Ste 306
Birmingham, AL 35209

Send Tax Notice To:
Daniel M. Cook & Carolyn H. Cook
~~707 Camp Branch Road~~ 1122 Lakeshore Dr
~~Abaster, AL 35007~~ Jacksons Gap, AL 36861

CORPORATION FORM WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO
SURVIVOR

STATE OF ALABAMA)
)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$79,100.00 to the undersigned grantor, H.F.V, LLC, by Ann Gancayco and Artemio Gancayco, Managing Members, a corporation (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 Daniel M. Cook and Carolyn H. Cook (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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

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.

Note; \$ 0.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

*Ann Gancayco and Artemio Gancayco, managing members

IN WITNESS WHEREOF the said GRANTOR, by its , , who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of January, 2012.

H.F.V, LLC

Ann Gancayco, Managing Member

Artemio Gancayco, Managing Member

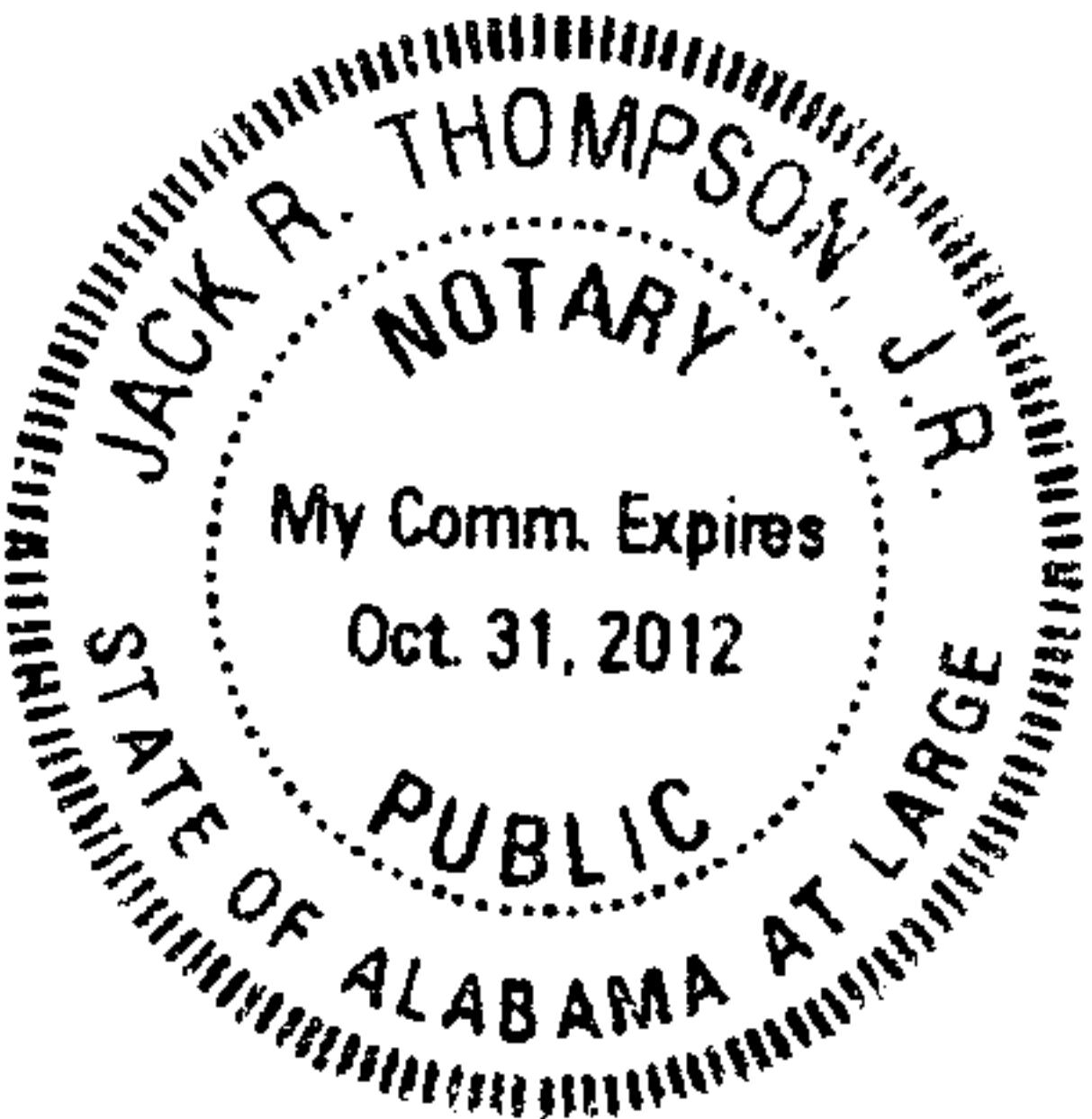
State of Alabama
Jefferson County

I, the undersigned, a notary for said County and in said State, hereby certify that Ann Gancayco and Artemio Gancayco, whose name as the Managing Members of H.F.V, LLC, an Alabama Limited Liability Company, are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they as such managing members and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my official hand and seal this the 27th day of January, 2012.

Notary Public
Commission Expires: 10/31/2012

Shelby County, AL 03/12/2012
State of Alabama
Deed Tax: \$79.50



20120312000083640 1/2 \$94.50
Shelby Cnty Judge of Probate, AL
03/12/2012 10:37:14 AM FILED/CERT

EXHIBIT "A"
Legal Description

Lot 1, according to the Survey of Cul's Place Family Subdivision as recorded in Map Book 30, Page 146, in the Probate Office of Shelby County, Alabama.

