
20120319000093110 1/2 \$29.50
Shelby Cnty Judge of Probate, AL
03/19/2012 09:52:07 AM FILED/CERT

WARRANTY DEED
Joint Tenants with Right of Survivorship

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Two Hundred, Eighty Nine Thousand and no/100's Dollars (\$289,000.00)** and other good and valuable consideration to the undersigned grantor,

BUILDER SYSTEMS, LLC, an Alabama limited liability company

(hereinafter referred to a GRANTOR) in hand paid by the GRANTEES the receipt whereof is hereby acknowledged the said GRANTOR does by these presents, grant, bargain, sell and convey unto

JEFFREY SCOTT YEAGER and TANYA PELHAM YEAGER

(hereinafter referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 88 , according to the Survey of Homestead, Second Sector, as recorded in Map Book 6, Page 74, in the Probate Office of Shelby County, Alabama.

This conveyance subject to:

- 1. 2012 and subsequent years ad valorem taxes.**
- 2. Building lines, easements and restrictions as shown on record map.**
- 3. Restrictions for Homestead Second Sector as recorded in Misc. Volume 14, page 342 and amended in Real 320, page 24, in the Probate Office of Shelby County, Alabama.**
- 4. Agreement for underground distribution with Alabama Power Company as recorded in Misc. Volume 14, page 651, in the Probate Office of Shelby County, Alabama.**
- 5. Restrictive Covenants regarding Alabama Power Company easements and agreements as recorded in Misc. Volume 14, page 658, in the Probate Office of Shelby County, Alabama.**
- 6. Easement granted to Alabama Power Company as recorded in Deed Volume 129, page 561; Deed Volume 179, page 370; Deed Volume 187, page 363 and Deed Volume 295, page 159, in the Probate Office of Shelby County, Alabama.**
- 7. Covenants regarding onsite sewage disposal permit as recorded in Instrument 20100915000302520, in the Probate Office of Shelby County, Alabama.**

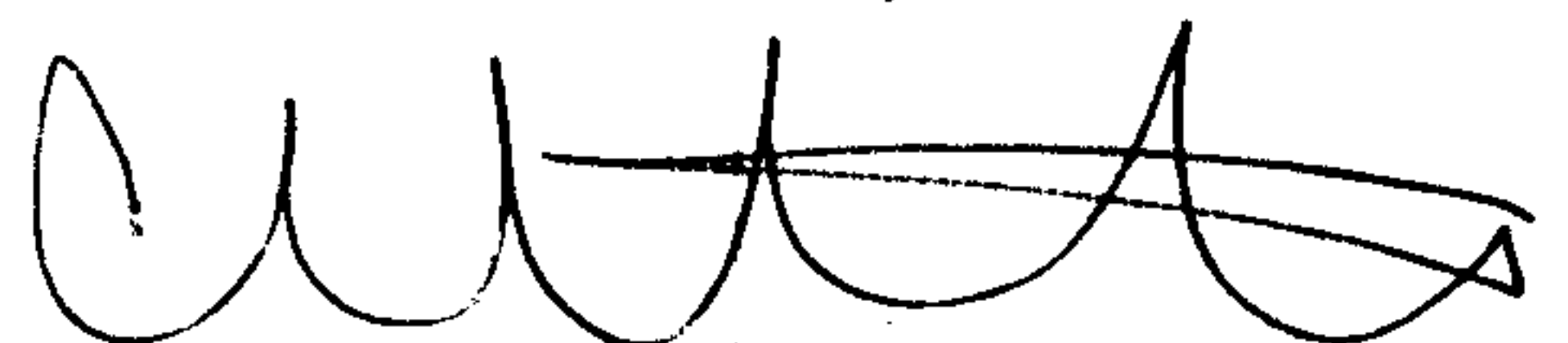
\$274,550.00 of the consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.

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 that 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 said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free of 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 successors and assigns shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Managing Member who is authorized to execute this conveyance has hereunto set its signature and seal this the 12th day of March, 2012.

ATTEST:

BUILDER SYSTEMS, LLC

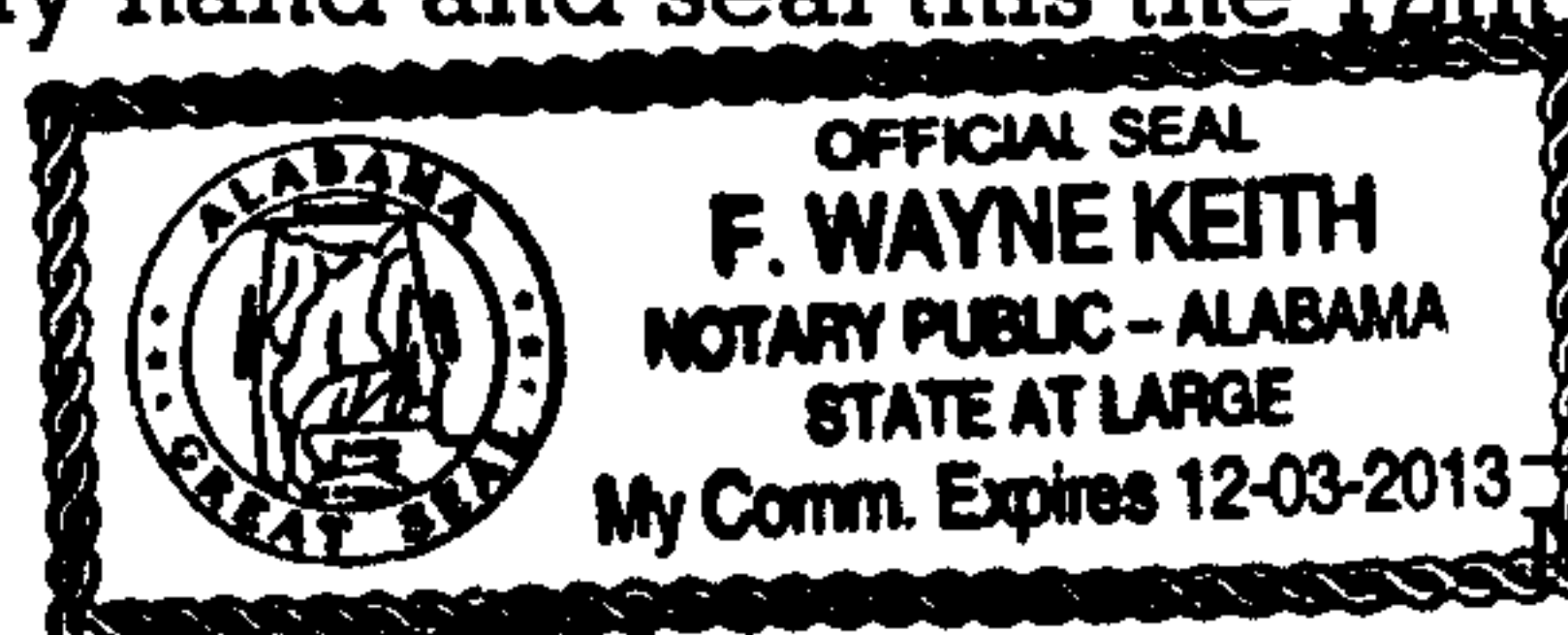


Its Managing Member

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Charles M. Kitchen, as Managing Member of Builder Systems, LLC, an Alabama limited liability company is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he as such Managing Member and with full authority executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this the 12th day of March, 2012.



Notary Public

THIS INSTRUMENT PREPARED BY:
F. Wayne Keith, Attorney
120 Bishop Circle
Pelham, Alabama 35124

SEND TAX NOTICE TO:
Jeffrey Scott Yeager
2647 Buckboard Road
Birmingham, Alabama 35244