


WARRANTY DEED
Joint Tenants with Right of Survivorship

STATE OF ALABAMA
SHELBY COUNTY


20120502000151550 1/2 \$125.00
Shelby Cnty Judge of Probate, AL
05/02/2012 09:31:26 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Ten Thousand and no/100's Dollars (\$110,000.00)** and other good and valuable consideration to the undersigned grantor,

AUTHENTIC BUILDING COMPANY, 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

H. ALLEN PARKER, JR. and BETSY B. PARKER

((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 755, according to the Final Plat Riverwoods Seventh Sector , Phase II, as recorded in Map Book 36, Page 102, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Taxes for the year 2012 and subsequent years.**
- 2. Easements and building line as shown on recorded map.**
- 3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.**
- 4. Restrictions appearing of record in Inst. No. 2002-7338; Inst. No. 2006-52643 and Inst. No. 2007-43516.**
- 5. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2004-38; Inst. No. 2004-39 and Inst. No. 2006-5246.**

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 25th day of April, 2012.

ATTEST:

AUTHENTIC BUILDING COMPANY, LLC

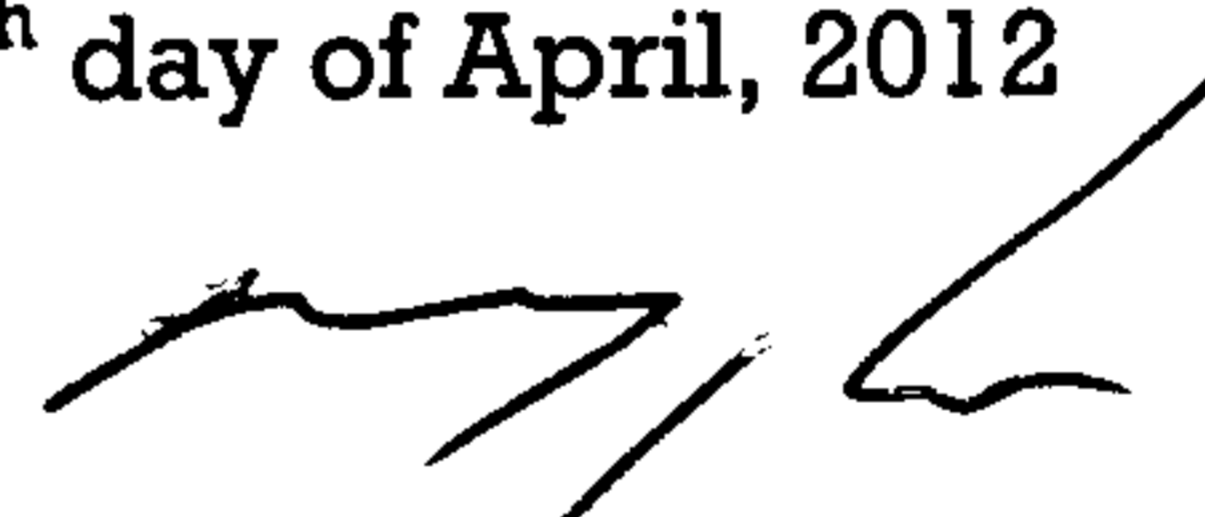


It's Managing Member

STATE OF ALABAMA
SHELBY COUNTY

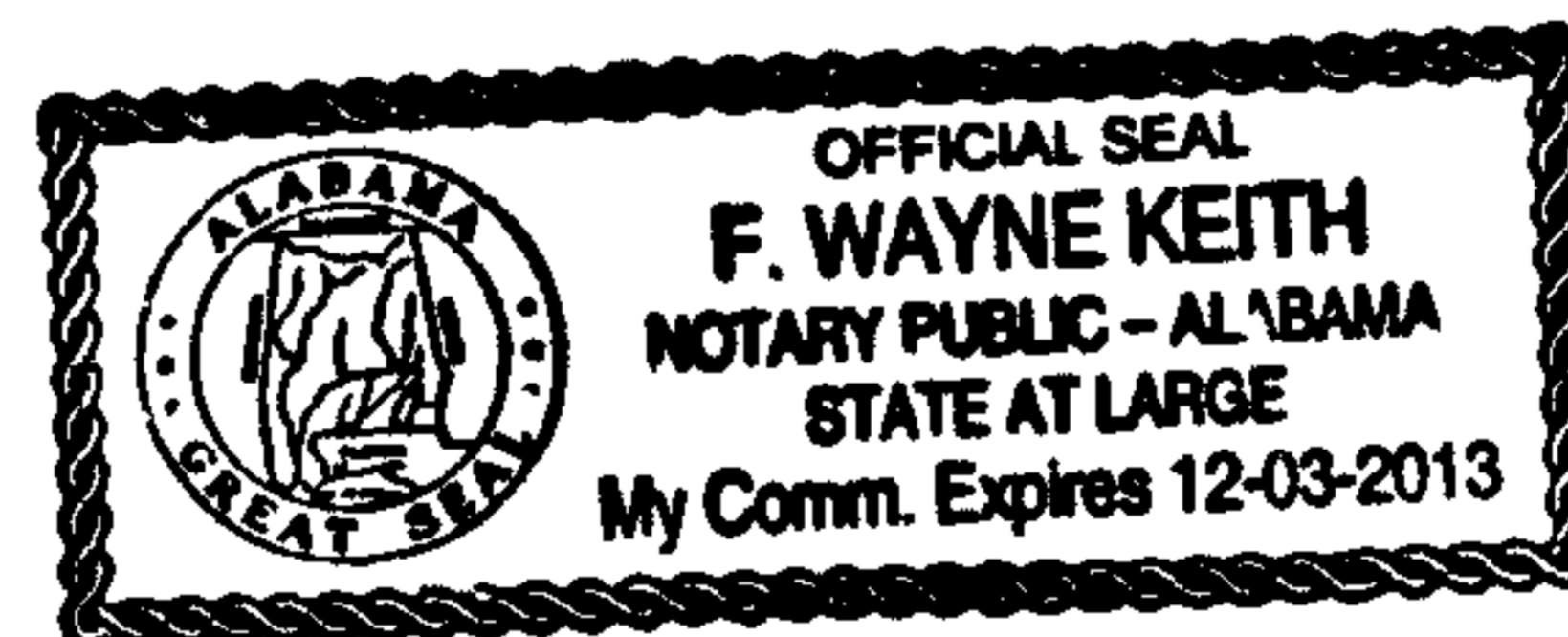
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Brett G. Winford, as Managing Member of Authentic Building Company, LLC, an Alabama limited liability company is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being 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 25th day of April, 2012

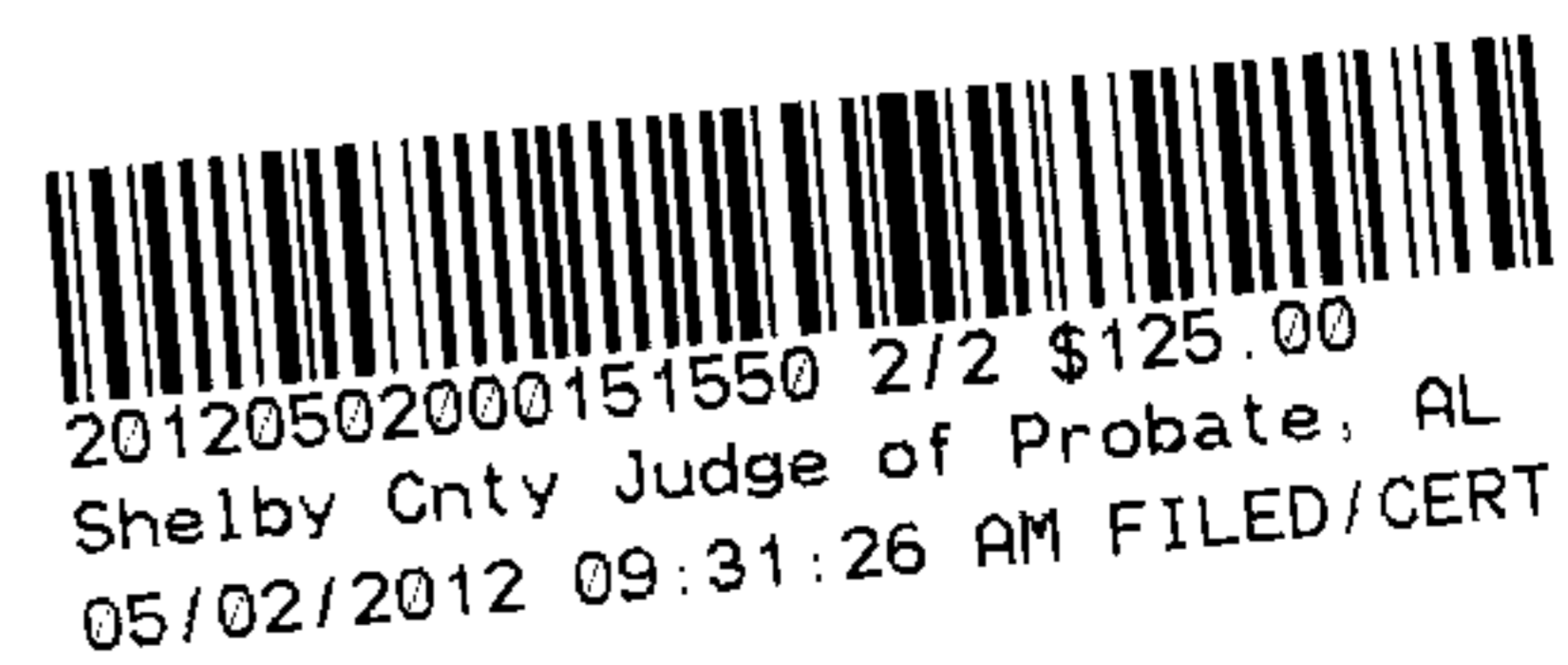


Notary Public

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



SEND TAX NOTICE TO:
H. Allen Parker, Jr.
1217 Highland Parkway
Morris, Alabama 35116



Shelby County, AL 05/02/2012
State of Alabama
Deed Tax: \$110.00