

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
CHARLES A. TRAFFICA
EDDIE B. TRAFFICA
1399 Highland Lakes Trail
Birmingham, AL 35242

STATE OF ALABAMA}
COUNTY OF SHELBY}

07/08/1998-25654
08:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
403.50

Corporation Form Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THREE HUNDRED NINETY FOUR THOUSAND NINE HUNDRED DOLLARS AND NO/100's (\$394,900.00)** to the undersigned grantor, **STERLING COMPANIES, LLC**, an Alabama limited liability company, (herein referred to as **GRANTOR**), in hand paid by the **GRANTEE** herein, the receipt of which is hereby acknowledged, the said **GRANTOR** does by these presents, grant, bargain, sell, and convey unto **CHARLES A. TRAFFICA and EDDIE B. TRAFFICA** (herein referred to as **GRANTEE**, whether one or more), as joint tenants with rights of survivorship the following described real estate, situated in **SHELBY County, Alabama**:

Lot 366-A, according to a Re-Survey of Lots 365, 366 and 367, of the Amended Map of Highland Lakes, 3rd Sector, Phase 1, an Eddleman Community, as recorded in Map Book 23, Page 31, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 3rd Sector, recorded as Instrument #1996-17544 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Subject to:

Ad valorem taxes for 1998 and subsequent years not yet due and payable until October 1, 1998. Existing covenants and restrictions, easements, building lines, and limitations of record.

THIS INSTRUMENT IS EXECUTED AS REQUIRED BY THE ARTICLES OF ORGANIZATION AND OPERATIONAL AGREEMENT OF **STERLING COMPANIES, LLC** AND SAME HAVE NOT BEEN MODIFIED OR AMENDED.

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 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 I/we do for myself/ourselves and for my/our heirs, executors, and administrators, covenant with said **GRANTEES** their heirs and assigns, that I am/we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that I/we have a good right to sell and convey the same as aforesaid, and that I/we will and my/our heirs, executors, and administrators 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, Ingram Tynes, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 1st day of July, 1998.

STERLING COMPANIES, LLC

By: Ingram Tynes
Ingram Tynes
Member

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Ingram Tynes, whose name as Member of **STERLING COMPANIES, LLC**, an Alabama 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, in capacity 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 official seal, this the 1st day of July, 1998

Clayton T. Sweeney
Notary Public

My Commission Expires: 5/29/99

Inst # 1998-25654