

Send tax notice to:
ERIC CREAR
1730 EDWARD STREET
DOLomite, AL 35061

This instrument prepared by:
Charles D. Stewart, Jr.
Executive Real Estate Group, LLC
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2009260

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Three Thousand Five Hundred and 00/100 Dollars (\$3,500.00) in hand paid to the undersigned, BIRMINGHAM SOUTHERN COLLEGE (hereinafter referred to as "Grantor") by ERIC CREAR (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR. THIS IS A VACANT LOT.

LOT 95, ACCORDING TO THE SURVEY OF WEATHERLY OXFORD SECTOR 10, AS RECORDED IN MAP BOOK 19, PAGE 38, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2008 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2009.
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.
4. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 1994-34723 AND INST. NO. 1995-12822.

\$ -0- OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

IN WITNESS WHEREOF, the said Grantor, BIRMINGHAM SOUTHERN COLLEGE, by TODD LaPORE, its AUTHORIZED AGENT, who is authorized to execute this conveyance, has hereunto set his signature and seal on this the 17th day of April, 2009.

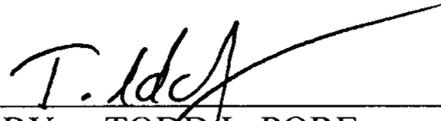


20090527000199460 1/2 \$17.50
Shelby Cnty Judge of Probate, AL
05/27/2009 10:51:41 AM FILED/CERT

Shelby County, AL 05/27/2009

State of Alabama
Deed Tax : \$3.50

BIRMINGHAM SOUTHERN COLLEGE


BY: TODD LaPORE
ITS: AUTHORIZED AGENT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that , TODD LaPORE, whose name as AUTHORIZED AGENT of BIRMINGHAM SOUTHERN COLLEGE, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 17th day of April, 2009.

