20091005000376690 1/1 $13.50
Shelby Cnty Judge of Probate, AL
10/05/2009 01:13:49 PM FILED/CERT

This instrument was prepared by:
Donna K. Byrd, Esquire
Walding, LLC
505 20th Street North
Suite 620
Birmingham, Alabama 35203

Send tax notice to:

James M. Armstrong
172 Stonebriar Drive
Calera, AL 35040

STATUTORY WARRANTY DEED

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

That for and in consideration of One Hundred Thirty Two Four Hundred and No/100 Dollars ($132,400.00) to the undersigned BRADY RESIDENTIAL CONSTRUCTION, LLC ("Grantor") in hand paid by JAMES M. ARMSTRONG ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto Grantee in fee simple the following described real estate situated in Shelby County, Alabama, *to-wit:*

Lot 74A, according to a Resurvey of Stonebriar Phase 1, as recorded in Map Book 38, page 61, in the Probate Office of Shelby County, Alabama.

$130,001.00 of the purchase price recited above was paid by a mortgage loan closed simultaneously with delivery of this deed.

This property is conveyed subject to the following:

(1) General and special taxes or assessments for 2009 and subsequent years not yet due and payable;
(2) Mineral and mining rights not owned by Grantor;
(3) Taxes or special assessments which are not shown as existing liens by public records;
(4) Easements, or claims of easements, not shown by the public records;

TO HAVE AND TO HOLD unto the said Grantee and to his heirs and assigns survivor forever, together with contingent remainder and right of reversion.

IN WITNESS WHEREOF, Grantor has hereto set its signature and seal this 11th day of September, 2009.

GRANTOR:

BRADY RESIDENTIAL CONSTRUCTION, LLC

BY: DAVID BRADY
ITS: MANAGING MEMBER

Deed Tax : $2.50

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID BRADY, as Managing Member of Brady Residential Construction, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, with full authority, executed the same voluntarily as the act of the company.

Given under my hand and official seal this 11 day of September, 2009.

Notary Public
My Commission Expires: July 30, 2011

{00004168.DOC .}