

SEND TAX NOTICES TO:
TAMMY POWELL
1028 BLUE HERON POINT
BIRMINGHAM, AL 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Five Hundred Forty Thousand Eight Hundred and No/100 Dollars (\$540,800.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **STERLING COMPANIES, L.L.C.** (herein referred to as "Grantor"), hereby grants bargains, sells, and conveys unto **TAMMY POWELL** (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to wit:

The property described on Exhibit "A" attached hereto and incorporated herein by this reference.

Subject to all easements, restrictions, covenants of record; taxes for 1999 not yet due and payable.

TO HAVE AND TO HOLD the described premises to Grantee, her heirs, executors, successors and assigns forever.

AND THE GRANTOR will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of Grantor and all others claiming by or under Grantor.

GRANTOR hereby certifies that this instrument is executed as required by its Articles of Organization and Operating Agreement, and that same have not been modified or amended. (The Preparer of this Deed has not examined the Grantor's Articles of Organization or Operating Agreement and makes no statement as to the requirements contained therein).

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 5th day of February.

STERLING COMPANIES, L.L.C.

BY: Ingram D. Tynes

INGRAM D. TYNES
(ITS MEMBER)

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ingram D. Tynes, whose name as Member of Sterling Companies, L.L.C., 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 said instrument, he, as such member, and with full authority, executed the same voluntarily, as an act of said limited liability company, acting in his capacity as aforesaid.

Given under my hand and official seal, this the 5th day of February, 1999.

Anne R. Strickland
NOTARY PUBLIC Anne R. Strickland
My Commission Expires: 5/11/01

**THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:**

Anne R. Strickland
Attorney at Law
5330 Stadium Trace Parkway, Suite 250
Birmingham, AL 35244
(205) 733-1303

ALA-Stat.ded

02/09/1999-05526
11:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 1998 532.00

Inst • 1999-05526

EXHIBIT "A"

THAT CERTAIN PROPERTY DESCRIBED AS FOLLOWS:

Lot 214, according to the Map of Highland Lakes, 2nd Sector, an Eddleman Community, as recorded in Map Book 20, Page 150, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common areas, all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Inst. #1994-07111 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 2nd Sector, recorded as Inst. #1996-10928 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Inst. # 1999-05526

02/09/1999-05526
11:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 WMS 552.00