This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 290E Birmingham, AL 35223 Send Tax Notice To: Rudolph F. Trosin and Margaret H. Trosin 1001 Pine Cliff Circle Birmingham, AL 35242

STATE OF ALABAMA) :	JOINT SURVIVORSHIP DEED
COUNTY OF SHELBY)	

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Three Hundred Fifty-Three Thousand Five Hundred and 00/100 (\$353,500.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Sterling Companies, L.L.C.,, an Alabama limited liability company** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Rudolph F. Trosin and Margaret H. Trosin**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 811, according to the survey of Highland Lakes, 8th Sector, an Eddleman Community, as recorded in Map Book 23 page 145 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 and amended in Inst. No. 1996-17543 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 8th Sector, recorded as Inst. #1998-15147 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

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Ad valorem taxes for 2000 and subsequent years not yet due and payable until October 1, 2000. Existing covenants and restrictions, easements, building lines and limitations of record.

\$ 165,000.00 Of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This instrument is executed as required by the Articles of Organization and operating Agreement of Sterling Companies, L.L.C. and same have not been modified or amended.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 29th day of August, 2000.

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Sterling Companies, L.L.C.,	
Sterling Companies, L.L.C., MGM (/4/M/ Ingram D. Tynes, Managing Member	
Ingram D. Tynes, Managing Member	
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STATE OF ALABAMA	,
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Ingram D. Tynes, whose name as Managing Member of Sterling Companies, L.L.C.,, 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 as such Officer and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I nave hereunto set my hand and seal this the 29th day of August, 2000.

NOTARY PUBLIC

My Commission Expires: 6/5/03

Inst \$\$2000-31827

09/14/2000-31827 08:27 AM CERTIFIED SHELBY COUNTY JUDGE OF PROBATE

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