

This Instrument Prepared By:  
James F. Burford, III  
Attorney at Law  
1318 Alford Avenue  
Suite 101  
Birmingham, Alabama 35226

Send Tax Notice To:

W.A. McNeely Co., Inc.  
83 OVERHILL RD.  
MONTEVALLO, AL.  
35115

Inst # 2002-03054

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of One Hundred Seventy Thousand Seven Hundred and No/100 Dollars (\$170,700.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Timberline Development, LLC (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto W. A. McNeely Company, Inc., (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 79, 80 and 81 according to the Map and Survey of Timberline, Phase 2 as recorded in Map Book 29, Page 49 in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:** (1) Taxes due in the year 2002 and thereafter; (2) Easements, Restrictions and rights-of-way of record; (3) Mineral and Mining Rights not owned by the Grantor; (4) Articles of Incorporation of Timberline Homeowners Association, Inc., and the By-laws therefore as they currently exist and may be amended from time to time; (5) Grantor makes no warranty as to any title matter(s) which may affect the property conveyed herein which title matter(s) is/are not disclosed in title commitment under file numbers 137861, 137861 B and 137861 C issued by Cahaba Title, Inc. of Alabama.

Grantor represents and warrants as follows: There are no dues owing the Timberline Homeowners Association at this time, no certificate of compliance is necessary from any architectural control committee until such time as improvements are to be constructed on the properties conveyed and there are no assessments due the City of Calera.

All of the consideration was derived from mortgage loans closed simultaneously herewith.

**TO HAVE AND TO HOLD** to the said Grantee, it successors and assigns forever.

**IN WITNESS WHEREOF**, the undersigned has hereunto set his hand and seal, this the 8 day of JANUARY, 2002.

Timberline Development, LLC  
By: W. Larry Clayton  
Its: Manager

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that W. Larry Clayton as Manager of Timberline Development, LLC, whose name 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 this instrument, he, in their capacity as such manager, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 8 day of JANUARY, 2002.

Notary Public

My Commission Expires: 3.1.02

01/17/2002-03054  
08:26 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOUGLAS WELLS