

WARRANTY DEED


20050111000016930 Pg 1/3 29.50
Shelby Cnty Judge of Probate, AL
01/11/2005 12:53:00 FILED/CERTIFIED

This instrument was prepared by:
WILLIAM PATRICK COCKRELL
WPC & ASSOCIATES LLC

Send tax notice to:
PATRICK FLYNN

(Name)

2 OFFICE PARK CIRCLE, SUITE 105
BIRMINGHAM, ALABAMA 35223

(Address)

(Name)

220 STERLING OAKS DRIVE
BIRMINGHAM, AL 35244

(Address)

STATE OF **ALABAMA**

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED AND TWENTY THOUSAND AND FOUR HUNDRED dollars (\$120,400.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we (I), STERLING OAKS, LLC BY BY INGRAM D. TYNES, ITS MANAGING MEMBER (herein referred to as Grantor) do, grant, bargain, sell and convey unto PATRICK FLYNN, AN UNMARRIED MAN (herein referred to as Grantees), the following described real estate situated in SHELBY County, Alabama, to-wit:

UNIT 220, ACCORDING TO SURVEY OF STERLING OAKS CONDOMINIUM, A CONDOMINIUM, IN SHELBY COUNTY, ALABAMA, AS ESTABLISHED BY THAT CERTAIN DECLARATION OF CONDOMINIUM AS RECORDED IN INSTRUMENT 20040316000134350, AND FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM AS RECORDED IN INSTRUMENT 20040701000364570, AND ARTICLES OF INCORPORATION OF STERLING OAKS OWNERS ASSOCIATION, INC. AS RECORDED IN EXHIBIT C OF THE DECLARATION OF CONDOMINIUM, AND THE BY LAWS OF STERLING OAKS OWNERS ASSOCIATION AS RECORDED IN EXHIBIT D OF THE DECLARATION OF CONDOMINIUM, TOGETHER WITH AN UNDIVIDED 1/60 INTEREST IN THE COMMON ELEMENTS OF STERLING OAKS CONDOMINIUM, A CONDOMINIUM, AS SET OUT IN THE DECLARATION OF CONDOMINIUM AND ACCORDING TO THE SURVEY OF STERLING OAKS CONDOMINIUM, A CONDOMINIUM, RECORDED IN MAP 33, PAGE 101 A THRU D, IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA.

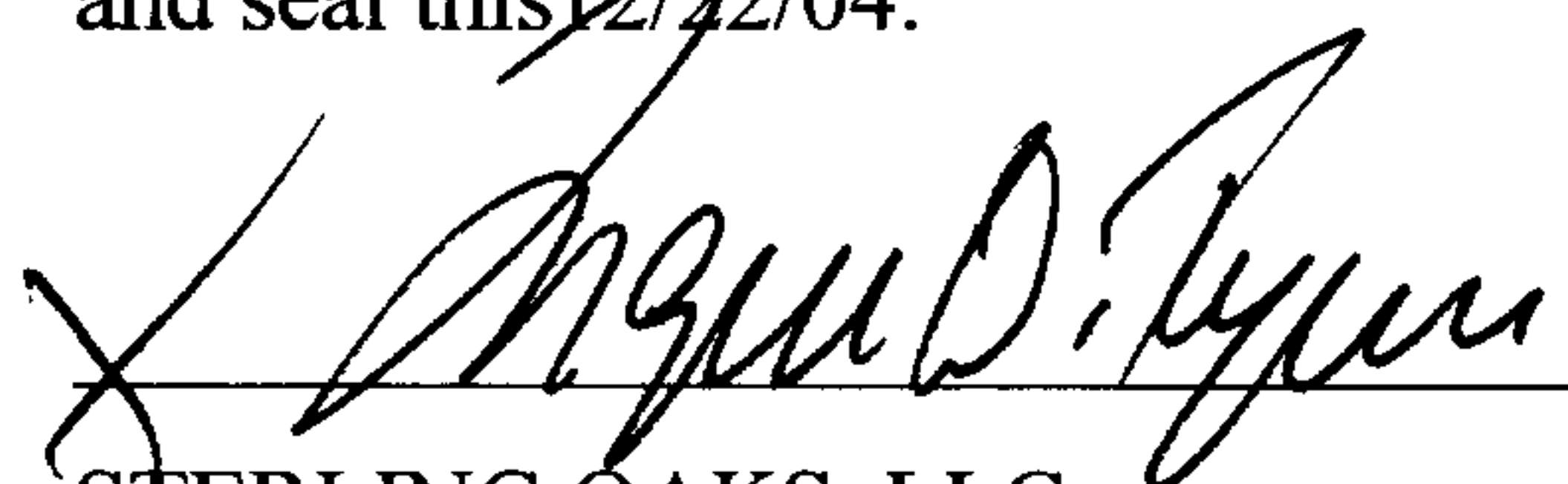
WARRANTY DEED

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF 108,350.00 IS FILED HERewith.

TO HAVE AND TO HOLD, to the said Grantee, his/her heirs and assigns forever.

And we (I) do for ourselves (myself), successors and assigns covenant with the said Grantees, their heirs and assigns, that we (I) are (am) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we (I) have a good right to sell and convey the same as aforesaid; that we (I) will and our (my) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its MANAGING MEMBER, INGRAM D. TYNES, who is authorized to execute this conveyance, has hereto set its signature and seal this 12/22/04.

 (Seal)
STERLING OAKS, LLC
BY INGRAM D. TYNES
ITS MANAGING MEMBER

STATE OF ALABAMA

COUNTY OF SHELBY

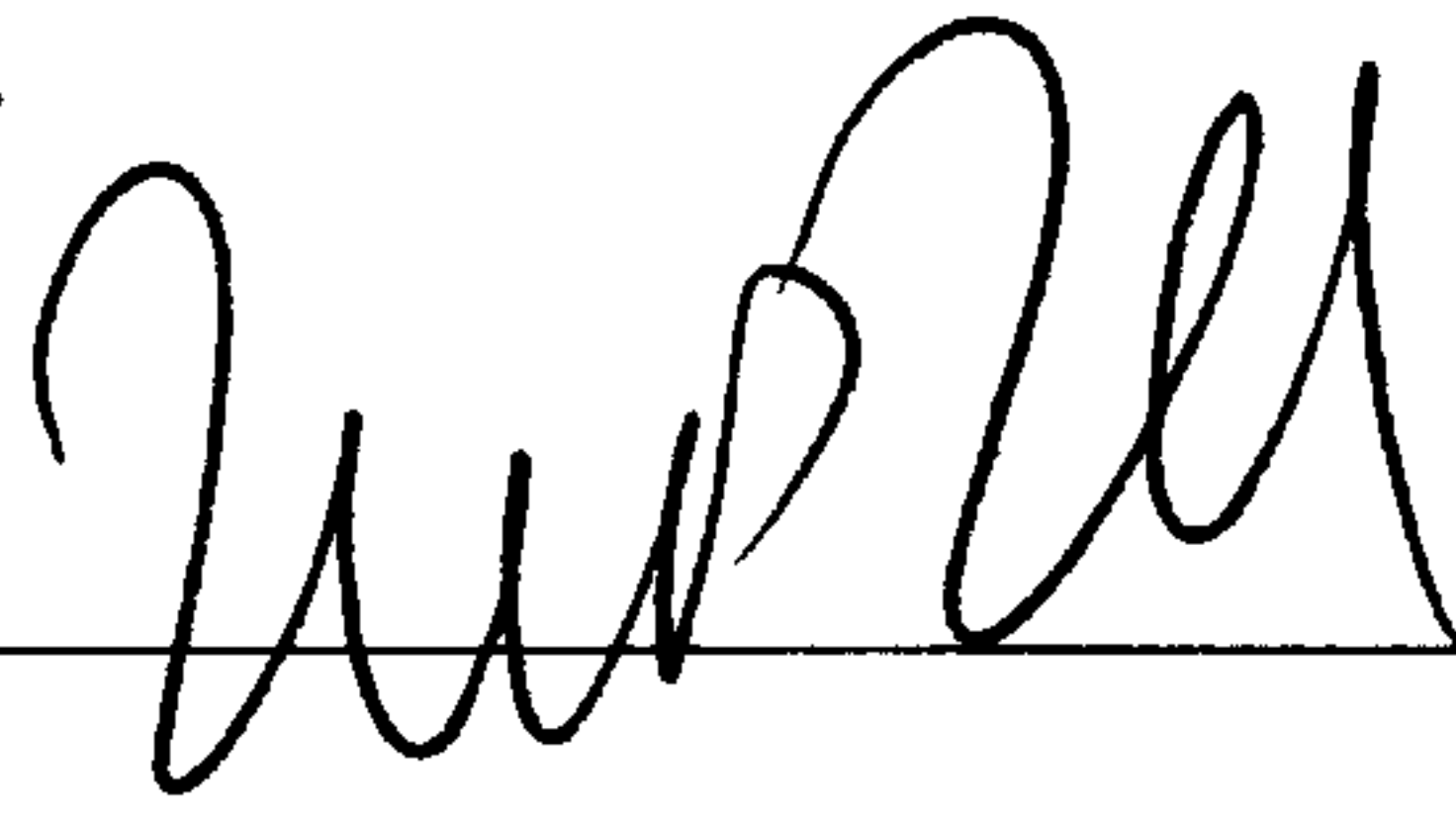
General Acknowledgment

I, William Patrick Cockrell, a Notary Public in and for said County in said State, hereby certify that STERLING OAKS, LLC BY INGRAM D. TYNES whose name as MANAGING MEMBER OF STERLING OAKS LLC A CORPORATION are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, as such officer and with full authority, he, executed the same voluntarily for and the act of said corporation on the day the same bears date.

WARRANTY DEED

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Given under my hand and official seal, this 12/22/04.



Notary Public

Return to: William Patrick Cockrell
WPC & Associates LLC
2 Office Park Circle
Suite 105
Birmingham, Alabama 35223

WILLIAM PATRICK COCKRELL
Notary Public, AL State at Large
My Comm. Expires May 28, 2006