20050427000200690 1/1 $35.50
Shelby Cnty Judge of Probate, AL
04/27/2005 12:07:18PM FILED/CERT

Grantees Address:
D. Lee Guyton
302 Sterling Oaks Drive
Hoover, Alabama 35244

STATE OF ALABAMA

COUNTY OF SHELBY

Shelby County, AL 04/27/2005
State of Alabama

Deed Tax:$24.50

SURVIVORSHIP
Statutory Warranty Deed
KNOW ALL MEN BY THESE PRESENTS

That for and in consideration of One Hundred Twenty-One Thousand One Hundred Ninety-Five and 00/100 ($121,195.00) Dollars to the undersigned Grantor, Sterling Oaks, LLC, a limited liability company, in hand paid by D. Lee Guyton and Debra Guyton, husband and wife the receipt whereof is acknowledged, the said Sterling Oaks, LLC, a limited liability company, do/does grant, bargain, sell and convey unto the said D. Lee Guyton and Debra Guyton, husband and wife the following described real estate, to-wit:

Unit 302, 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 Book 33, page 101 A thru D, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

$96,800.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

This warranty deed is executed as required by the Articles of Organization and Operating Agreement and the same Articles of Organization and Operating Agreement have not been modified or amended.

TO HAVE AND TO HOLD to 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, together with every contingent remainder and right of reversion.

To have and to hold the said above described property unto the said party of the second part, together with all and singular the tenements, heriditaments and appurtenances thereunto belonging or in anywise appertaining and unto his heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantor by its Manager, Ingram D. Tynes who is authorized to execute this conveyance, hereto set his signature and seal this 26th day of April, 2005.

Sterling Oaks, LLC

Ingram D. Tynes

Ingram D. Tynes, Manager

State of Alabama)
County of Shelby)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ingram D. Tynes, whose name as Manager of the Sterling Oaks, LLC, a limited liability company, is signed to the foregoing conveyance and who is 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, executed the same voluntarily for and as the act of said limited liability company.

GIVEN UNDER MY HAND THIS THE 26th DAY OF April, 2005

My Commission Expires:

3/5/07

Notary Public

COURTNEY H. MASON JR.
COMMISSION EXPIRES MARCH 5, 2007

COURTNEY H. MASON JR. NOTARY PUBLIC ALABAMA STATE AT LARGE