

SEND TAX NOTICE TO: JOANNA H. SHEPPARD
1008 PINECLIFF CIRCLE
BIRMINGHAM, ALABAMA 35242

CORPORATION WARRANTY DEED, INDIVIDUAL

THE STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of 550,000.00 and other valuable considerations to the undersigned GRANTOR, **STERLING COMPANIES, L.L.C.**, a corporation (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, GRANT, BARGAIN, SELL and CONVEY unto JOANNA H. SHEPPARD, (herein referred to as GRANTEE(S), their heirs and assigns, the following described real estate, situated in the County of SHELBY, State of Alabama, to-wit:

LOT 2116 HIGHLAND LAKES, 21ST SECTOR, PHASE I & II, AN EDDLEMAN COMMUNITY, MAP BOOK 30, PAGE 6 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$440,000.00 of the above purchase price was received by a first purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that it is lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that it has a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns, and that GRANTOR will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, **STERLING COMPANIES, L.L.C.**, a corporation, has caused this instrument to be executed by INGRAM D. TYNES its duly authorized PRESIDENT and its corporate seal of said corporation to be here unto affixed and attested by its duly authorized officer this 21st day of April, 2005.

ATTEST:

STERLING COMPANIES, L.L.C.

BY: 

Its 

Shelby County, AL 05/02/2005
State of Alabama

Deed Tax: \$110.00

THE STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that INGRAM D. TYNES whose name as PRESIDENT of **STERLING COMPANIES, L.L.C.**, a corporation, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this the 21st day of April, 2005.


Notary Public

CHRISTOPHER P. MOSELEY
MY COMMISSION EXPIRES 10/27/05

Prepared by:
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
3800 COLONNADE PARKWAY, SUITE 630
BIRMINGHAM, ALABAMA 35243