This Instrument Was Prepared By: Christopher R. Smitherman, Attorney At Law Law Offices of Christopher R. Smitherman, LLC Post Office Box 261 Montevallo, Alabama 35115 (205) 665-4357

Send Tax Notice: St-5 Development, LLC ات Steven Allen 170 Jennifers cove Montevallo, AL 35115

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Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Sixteen Thousand Five Hundred and 00/100 Dollars (\$16,500.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jim R. Sanders, an unmarried person, hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto S & S Development, LLC, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the NE corner of Lot 23, Block 144, Dunstan's Map of the Town of Calera, Alabama and run North 300 feet, West 415 feet, South 150 feet, East 260 feet and South 150 feet East to point of beginning. Situated in Section 16, Township 22 South, Range 2 West, Shelby County, Alabama.

Subject to all items of record.

Note: This property does not constitute homestead property for the grantor.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 12th day of May, 2005.

<u>GRANTOR</u>

STATE OF ALABAMA

SHELBY COUNTY

Jim R. Sanders

Shelby County, AL 05/17/2005 State of Alabama

Deed Tax: \$16.50

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Jim R. Sanders, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 12th day of May,

2005.

NOTARY PUBLIC My Commission Expires: