20060127000046050 1/2 $57.00
Shelby Cnty Judge of Probate, AL
01/27/2006 03:43:59PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

SENT TAX NOTICE TO:
T.W. Sinclair and Beth F. Sinclair
503 Carnoustie
Shoal Creek, Alabama 35242

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)
KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF SHELBY)

That in consideration of **FOUR HUNDRED TWENTY EIGHT THOUSAND AND NO/100----------DOLLARS ($428,000.00),** to the undersigned grantor, **BOLIVAR CREEK, LLC,** a Alabama Limited Liability Company, in hand paid by **T. W. SINCLAIR and BETH F. SINCLAIR,** the receipt of which is hereby acknowledged, the said **BOLIVAR CREEK, LLC,** does by these presents, grant, bargain, sell and convey unto the said **T. W. SINCLAIR and BETH F. SINCLAIR** the following real estate, situated in Shelby County, Alabama, described as follows:

The South ½ of the Northeast ¼ of Section 16, Township 21 South, Range 1 East. Also, described by Strong Realty as Tract 1A located along Highway 7 in Wilsonville, Alabama.

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way and permits of record.
Subject to conditions attached hereto in Exhibit "A".
$385,200.00 of the above recited purchase price was paid by mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, To the said Grantees, his, her, their (its), heirs and assigns forever.

And said **Grantor**, does for itself, its successors and assigns, covenant with said **Grantees**, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said **Grantees**, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **BOLIVAR CREEK, LLC**, by its Managing Member, Michael Henry Strong, who is authorized to execute this conveyance , has hereto set its signature and seal, this the 26th day of January, 2006.

BOLIVAR CREEK, LLC

BY: _____
Michael Henry Strong, Its Managing Member

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Michael Henry Strong, whose name as Managing Member of Bolivar Creek, LLC, a Alabama 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 corporation.

Given under my hand and official seal, this the 26th day of January, 2006.

_____
Notary Public

My Commission Expires: 01/02/07

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EXHIBIT "A"

The property described hereto is subject to conditions stated below.

Property can not be used for mobile homes, any industrial business or operation, or have any commercial kennels, television, radio or microwave towers.

Shelby County, AL 01/27/2006
State of Alabama

Deed Tax:$43.00