This Instrument Prepared By:
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## STATUTORY JOINT TENANCY WARRANTY DEED

STATE OF ALABAMA )
SHELBY COUNTY )

200602020000054810 1/1 \$211.00 Shelby Cnty Judge of Probate, AL 02/02/2006 12:04:12PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Ninety-Nine Thousand Nine Hundred Forty-One and 00/100 Dollars (\$199,941.00), and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, Oak Mountain Business Park, LLC, \_(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Bryan Fowler and Nancy Fowler (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama. towit:

Lots 24 and 25, according to the Survey of Clayton's Addition to Oak Mountain Business Park, Lots 24 and 25, as recorded in Map Book 36, Page 66, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

**SUBJECT TO:** (1) Taxes due in the year 2006 and thereafter; (2) Easements, restrictions, transmission line permits, set back lines and reservations of record; (3) Mineral and mining rights not owned by the Grantor.

Grantor represents and warrants that there are no unpaid municipal assessments against the property conveyed and there are no assessments due any homeowners association. Further, Grantor represents and warrants that there are no violations of covenants and restrictions as set out in Instrument recorded in Instrument Number 1998-51856 as 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.

IN WITNESS WHEREOF, the undersigned, has hereunto set their hand and seal, this the 30<sup>th</sup> day of January 2006.

Shelby County, AL 02/02/2006

State of Alabama

Deed Tax: \$200.00

Oak Mountain Business Park, LLC

By: Creed Development, LLC

Its: Sole Member

Larry Clayton, Manager

STATE OF ALABAMA
JEFFERSON COUNTY

## LLC ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that W. Larry Clayton as Manager of Creed Development, LLC as Sole Member of Oak Mountain Business Park, LLC, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, in their capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 30<sup>th</sup> day of January 2006.

Notary Public

My Commission Expires: