THIS INSTRUMENT PREPARED BY:
BOARDMAN, CARR & HUTCHESON, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
Nicholas Smelcer
294 Forest Lakes Drive
Sterrett, AL 35147

STATE OF ALABAMA)

COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ninety-Seven Thousand Five Hundred and 00/100 ($97,500.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Bear Creek Ridge, LLC, a limited liability company** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Nicholas Smelcer and Benjamin Smelcer,** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

20060210000069920 1/1 $108.50
Shelby Cnty Judge of Probate,AL
02/10/2006 04:05:25PM FILED/CERT

Lots 32 and 33, according to the Survey of Bear Creek Ridge Subdivision - Sector 3, as recorded in Map Book 35 page 59 in the Probate Office of Shelby County, Alabama.

This deed is executed in accordance with the Articles of Organization of Bear Creek Ridge, LLC. There have been no amendments or alterations to said Articles of Organization or changes in the Membership of Bear Creek Ridge, LLC.

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

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common, forever.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 10th day of February, 2006.

Bear Creek Ridge, LLC

By: James R. Gardner, Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that James R. Gardner, whose name as Member of Bear Creek Ridge, LLC, a limited liability company, 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 the Instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10th day of February, 2006.

NOTARY PUBLIC
My Commission Expires: 3/18/07

Shelby County, AL 02/10/2006
State of Alabama

Deed Tax:$97.50