20060511000224280 1/2 $914.00
Shelby Cnty Judge of Probate,AL
05/11/2006 04:24:53PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Robert B. Schilli and Darryl Ann Schilli
13024 Pembrooke Valley Court
St. Louis, MO 63141

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Nine Hudnred Thousand and No/100 Dollars ($900,000.00), and other good and valuable consideration, paid to the undersigned grantor, Office Park Partners, LLC, an Alabama limited liability company ("Grantor"), by Robert B. Schilli and Darryl Ann Schilli ("Grantees"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the Grantees the following described real estate situated in Shelby County, Alabama (the "Premises"), to-wit:

> **Lot 4, according to the Final Plat of Office Park Partners Survey of Business Circle, as recorded in Map Book 36, at Page 68, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**
>
> **SUBJECT TO:** (1) Current taxes; (2) Restrictions, covenants and conditions as set out in Instrument recorded in 20060511000224230 in the Probate Office; (3) Rights of parties in possession under unrecorded leases; (4) Mineral and mining rights not owned by Grantor; (5) Easements for utilities and drainage, as set out in Map Book 36, at Page 68, in the Probate Office.
>
> This deed is executed in compliance with the requirements of Grantor's Operating Agreement, which, as of this date has not been modified or amended.

TO HAVE AND TO HOLD to the 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.

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

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IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 10th day of March, 2006.

WITNESS:

Office Park Partners, LLC

By: Roy F. Bragg

Roy F. Bragg, as its Authorized Member

Shelby County, AL 05/11/2006
State of Alabama

Deed Tax:$900.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy F. Bragg, whose name as Authorized Member of Office Park Partners, LLC, an 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 Authorized Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 10th day of March, 2006.

Notary Public

My Commission Expires: 14 July 07