



20060911000449600 1/2 \$212.00
Shelby Cnty Judge of Probate, AL
09/11/2006 03:47:37PM FILED/CERT

SEND TAX NOTICE TO:
Joel C. McGriff
Laurie T. McGriff
2201 Providence Park
Unit 100
Birmingham, Alabama 35242
File No. 06-072

PREPARED BY:
JAMES R. MONCUS, JR.
ATTORNEY AT LAW
✓ 1313 ALFORD AVENUE
BIRMINGHAM, ALABAMA 35226

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Ninety Eight Thousand and no/100 Dollars (\$198,000.00) to the undersigned Grantor

PROVIDENCE PARK PARTNERS, L.L.C.

an Alabama Limited Liability Company (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto

**JOEL C. MCGRIFF AND WIFE, LAURIE T. MCGRIFF
with Right of Survivorship**

(herein referred to as Grantee whether one or more) the following described real estate, situated in Shelby County, Alabama, to-wit:

Unit 100, Building 2201, according to Providence Park, a Condominium, according to the Declaration of Condominium of Providence Park, as recorded in Instrument Number 20040802000426220, and amended in Instrument Number 20050113000020340, Instrument Number 20050819000428280, Instrument Number 20060302000097880, and Instrument Number 20060803000376750; and By-Laws thereto as recorded in Instrument Number 20040802000426220, in the Office of the Judge of Probate of Shelby County, Alabama; together with an undivided interest in the Common Elements assigned to the Units, being defined in said Declaration of Condominium of Providence Park, a Condominium. Said unit being more particularly described in the floor plans and architectural drawings of Providence Park, a Condominium, being attached to the amended map of Providence Park, Phase I, a Condominium, as recorded in Map Book 36, Page 98, in said Probate Office.

Subject to:

1. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title created by the "Condominium Ownership Act", Chapter 8, Section 35-8-1 et seq., Code of Alabama 1975, and/or the "Alabama Uniform Condominium Act of 1991", Chapter 8A, Section 35-8A-101 et seq., Code of Alabama 1975, or set forth in the Declaration of Condominium of Providence Park, a condominium dated July 12, 2004, and recorded in Instrument #20040802000426220, and amended in Instrument #20050113000020340 and as further amended in Instrument Number 20050819000428280, and Instrument Number 20060302000097880 and amended in Instrument Number 20060803000376750, in the Probate Office of Shelby County, Alabama; in the By-Laws of Providence Park, recorded in Instrument #20040802000426220, in said Probate Office, in the Articles of Incorporation of Providence Park, recorded in Instrument #200410/8837, in the Probate Office of Jefferson County, Alabama; in any instrument creating the estate or interest insured by this policy; and in any other allied instrument referred to in any of the instruments aforesaid;
2. Subject to easements, restrictions and rights-of-way of record, if any.
3. Subject to ad valorem taxes for the current year and thereafter.

\$-0- of said purchase price is being paid by a mortgage loan closed and recorded simultaneously herewith.

And the Grantor will warrant and defend the right and title to the above described property into the Grantee against the claims of the Grantor and all persons claiming by, through or under Grantor, but not against the claims of any others.

IN WITNESS WHEREOF, the Grantor, by its duly authorized Member, **Byrom Building Corp.**, has signed and sealed this Deed on this the 29th day of August, 2006. Said Member warrants and represents that it is duly authorized under its Articles of Organization to execute and deliver this deed to the Grantee on behalf of the Grantor.

PROVIDENCE PARK PARTNERS, L.L.C.

**BY: BYROM BUILDING CORP., ITS
AUTHORIZED MEMBER**

BY: *Marty Byrom*
MARTY BYROM, ITS PRESIDENT

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **Byrom Building Corp., by Marty Byrom**, its President, whose name as Member of **Providence Park Partners, L.L.C., an Alabama Limited Liability Company**, and 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 said instrument, Marty Byrom as President of Byrom Building Corp., as such Member, and with full authority, executed the same voluntarily for and as the act for said Limited Liability Company.

Given under my hand and official seal this the 29th day of August, 2006.

[Signature]
Notary Public

My commission expires: February 23, 2008