



20061220000619820 1/4 \$362.50  
Shelby Cnty Judge of Probate, AL  
12/20/2006 01:09:46PM FILED/CERT

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**THIS INSTRUMENT WAS PREPARED BY:**

Thomas C. Clark, III, Esq.  
Maynard, Cooper & Gale, P.C.  
1901 Sixth Avenue North, Suite 2400  
Birmingham, Alabama 35203

**SEND TAX NOTICE TO:**

Seil HO, LLC  
100 Village Street  
Birmingham, Alabama 35242  
Attention: Mr. Irving Meisler

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STATE OF ALABAMA )  
SHELBY COUNTY )

\$ 342,272.50

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS** that, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by **SEIL HO, LLC**, an Alabama limited liability company (the "Grantee"), to **MARK E. OSBORN**, an individual, and his successors and assigns (hereinafter collectively referred to as the "Grantor"), receipt whereof is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee a 50% undivided interest, as tenant in common, in that certain real property lying and being situated in Shelby County, Alabama as more particularly described on Exhibit A attached hereto and made a part hereof (the "Property").

**TO HAVE AND TO HOLD** unto the Grantee, and the Grantee's successors and assigns, forever.

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to the following (the "Exceptions"):

1. Ad Valorem taxes for the current tax year.
2. Those certain matters more particularly set forth on Exhibit B attached hereto.

Grantor hereby covenants and agrees with Grantee, its successors and assigns, that Grantor will warrant and defend the Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has executed this Statutory Warranty  
Deed on the 18<sup>th</sup> day of December, 2006.

  
MARK E. OSBORN

STATE OF ALABAMA )  
COUNTY OF Shelby )

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify  
that Mark E Osborn 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,  
he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18<sup>th</sup> day of December, 2006.


  
Michelle Rice  
Notary Public

AFFIX SEAL.

My commission expires: 2-17-07

**Exhibit A**


(Legal Description)

  
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Lot 4-A, according to the Final Plat, Balmoral Phase II, Resurvey No. 1, as recorded in Map Book 38, Page 15, in the Probate Office of Shelby County, Alabama.

**Exhibit B**

**(Title Exceptions)**

  
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1. Declaration of Covenants and Restrictions as recorded in Instrument #20041027000594700.

Shelby County, AL 12/20/2006  
State of Alabama  
Deed Tax: \$342.50