



20070507000214500 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
05/07/2007 03:32:53PM FILED/CERT

INSTRUMENT PREPARED BY:
James J. Odom
P.O. Box 11244
Birmingham, AL 35202-1244
(NO TITLE EXAMINATION PROVIDED)

SEND TAX NOTICE TO:
Patrick L. O'Sullivan
601 Saint Patrick Circle
BIRMINGHAM, AL 35210

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, paid to the undersigned grantor, Keystone Construction, LLC, an Alabama limited liability company ("Grantor"), by Patrick L. O'Sullivan ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the Grantee an undivided one-half (1/2) interest in the following described real estate situated in Shelby County, Alabama (the "Premises"), to-wit:

Lot 31-A, according to a map of Sterling Gate, Sector 3, Phase 2, as recorded in Map Book 33, at Page 47, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Keystone Construction, LLC retains for itself an undivided one-half (1/2) interest in the afore-described Lot 31-A.

SUBJECT TO: (1) Current taxes; (2) Easements and Restrictions of record; (3) Mortgage from Keystone Construction, LLC to First Commercial Bank recorded in Instrument #20060615000285470, in the Probate Office of Shelby County, Alabama. Proceeds paid from mortgage loan closed simultaneously herewith. **TO HAVE AND TO HOLD** to the Grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 24th day of April, 2007.

WITNESS:

James Alan Speegle
[Signature]
STATE OF ALABAMA)
COUNTY OF SHELBY)

Keystone Construction, LLC

By: [Signature]
Cristen D. Speegle, as its Member
By: [Signature]
Derek C. Henderson, as its Member

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cristen D. Speegle, whose name as Member of Keystone Construction, 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 executed the same voluntarily for and as the act of said limited liability company.


Given under my hand and official seal this 24th day of April, 2007.

[Signature]
Notary Public

My commission expires: 7-22-07


75,000

STATE OF ALABAMA)
COUNTY OF SHELBY)


20070507000214500 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
05/07/2007 03:32:53PM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Derek C. Henderson, whose name as Member of Keystone Construction, 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 executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 21st day of April, 2007.



Notary Public

My commission expires: 7-22-07