

SEND TAX NOTICE TO:
Michael A. Puskar
2871 Acton Road, Suite 101
Birmingham, Alabama 35243

20070606000887060 1/2
Bk: LR200709 Pg:7679
Jefferson County, Alabama
I certify this instrument filed on
06/06/2007 11:24:55 AM D
Judge of Probate- Alan L. King

STATUTORY WARRANTY DEED

20070618000283670 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
06/18/2007 10:08:51AM FILED/CERT

THE STATE OF ALABAMA
JEFFERSON COUNTY

Know All Men by These Presents: That for and in consideration of ONE HUNDRED SIXTY ONE THOUSAND NINE HUNDRED THIRTEEN AND NO/100THS (\$161,913.00) in hand paid to the undersigned RIVER POINTE DEVELOPMENT, LLC (hereinafter referred to as "Grantor") by MICHAEL A. PUSKAR (hereinafter referred to as "Grantee"), the receipt of which is hereby acknowledged, Grantor does, by these presents hereby grant, bargain, sell and convey unto Grantee, the following described real estate in the counties of Jefferson and Shelby, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

\$161,913.00 of the purchase price received above was paid from a first and second purchase money mortgages.

TO HAVE AND TO HOLD to Grantee, its/their heirs, executors, administrators and assigns forever.

In Witness Whereof, I/we have hereunto set our hand(s) and seal(s), this the 3rd day of May, 2007.

RIVER POINTE DEVELOPMENT, LLC


BY: 

PRICE HIGHTOWER,
MANAGING MEMBER

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said State, hereby certify that PRICE HIGHTOWER, whose name as MANAGING MEMBER of RIVER POINTE DEVELOPMENT, LLC 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and seal of office this 3rd day of May, 2007.


NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY:
MOSELEY & ASSOCIATES, P.C.
2871 ACTON ROAD, SUITE 101
BIRMINGHAM, ALABAMA 35243

DAVID S. SNODDY
MY COMMISSION EXPIRES 6/18/10



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EXHIBIT "A"

UNIT 35, IN RIVER POINTE, A CONDOMINIUM, AS ESTABLISHED BY THAT CERTAIN DECLARATION OF CONDOMINIUM OF RIVER POINTE, A CONDOMINIUM, WHICH IS RECORDED IN MAP BOOK 224, PAGE 94, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA (TO WHICH SAID DECLARATION OF CONDOMINIUM A PLAN IS ATTACHED AND FILED FOR RECORDED IN LR 200707, PAGE 8726 AND INST. NO. 20070502000204190, IN SAID PROBATE OFFICE; THE BY-LAWS OF RIVER POINTE ASSOCIATION, INC., AS REFERRED TO IN SAID DECLARATION OF CONDOMINIUM IN EXHIBIT B, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS ASSIGNED TO SAID UNIT 35, BY SAID DECLARATION OF CONDOMINIUM OF RIVER POINTE, A CONDOMINIUM.

STATE OF ALABAMA - JEFFERSON COUNTY
I hereby certify that no mortgage tax or deed tax
has been collected on this instrument.

Alan L. King Judge of Probate

"NO TAX COLLECTED"

Jefferson 99%
Shelby 1%

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Jefferson County, Alabama
06/06/2007 11:24:55 AM D
Fee - \$8.00

Total of Fees and Taxes-\$8.00
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