


This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:
DARYL SPEARS
6070 HWY 25
MONTEVALLO, AL.
35115

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20070710000324660 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
07/10/2007 02:44:34PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Eighty-Eight Thousand Five Hundred and 00/100 Dollars (\$88,500.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Sautler Road Partners, LLC, herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Daryl Spears, (herein referred to as Grantee, whether one or more), in the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 14-A, according to a resurvey of Lots 8, 9, 10 and 17 of Carriage Creek Subdivision, as recorded in Map Book 37, Page 33, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 2007 and thereafter; (2) Easements, restrictions, rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor.

This instrument has been executed as required by the Articles of Organization, Operating Agreement and First Amendment to Operating Agreement of the Grantor.

All of the consideration recited herein was derived from a mortgage loan closed simultaneously with the delivery of this deed.

Seller represents and warrants that there are no homeowners assessments or municipal and/or fire due assessments owing against the property conveyed.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 6th day of July, 2007.

Sautler Road Partners, LLC

By: Michael McDonald Strong
Michael McDonald Strong, Managing Member

STATE OF ALABAMA)
JEFFERSON COUNTY)

LLC ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Michael McDonald Strong as Managing Member of Sautler Road Partners, LLC, 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 this instrument, he, in their capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 6th day of July, 2007.


Notary Public
My Commission Expires: 3.1.2010