



STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

WARRANTY DEED

Name & Address of Property Owner:

Sandy and Sage, LLC
2811 Crescent Avenue, Suite 201
Birmingham, Alabama 35209

This Instrument Prepared by:

Guy V. Martin, Jr., Esq.
Martin, Rawson, & Woosley, P.C.
✓ #2 Metroplex Drive, Suite 102
Birmingham, Alabama 35209

THIS INDENTURE, executed this 21st day of December, 2007, by **RICHARD L. ELWOOD**, an unmarried man ("Grantor") in favor of **SANDY AND SAGE, LLC**, an Alabama limited liability company ("Grantee") (the words "Grantor" and "Grantee" to include their respective legal representatives, successors and assigns where the context requires or permits);

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of TWO MILLION SIX HUNDRED THIRTY TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$2,632,500.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee, all that tract or parcel of land as described in Exhibit A attached hereto and incorporated herein by this reference, lying and being located in Jefferson County, Alabama, together with all and singular the buildings, streets, alleys, passages, ways, waters, watercourses, rights, liberties, privileges, improvements, hereditaments, easements and appurtenances whatsoever, thereunto belonging or in any wise appertaining, and the reversions and remainders thereof (collectively, the "Property").

Grantor certifies that the subject property is not the homestead of Grantor.

\$2,632,500.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns. And Grantor does for himself, and for the heirs, executors, administrators, successors and assigns of Grantor, covenant with the said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above,



20071228000580640 3/3 \$18.00
Shelby Cnty Judge of Probate, AL
12/28/2007 08:05:38AM FILED/CERT

Exhibit "A"

Lot 2, according to the Survey of C and M Subdivision, as recorded in Map Book 14, Page 7, in the Probate Office of Shelby County, Alabama.