20080102000001680 1/3 $137.00
Shelby Cnty Judge of Probate,AL
01/02/2008 02:57:38PM FILED/CERT

Send tax notice to:
STACEY MONTELEONE
1041 Newbury Lane
Birmingham, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Executive Real Estate Group, LLC
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2007459

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Four Hundred Forty Thousand and 00/100 and 00/100 Dollars ($440,000.00) in hand paid to the undersigned, STERLING COMPANIES LLC (hereinafter referred to as "Grantor") by STACEY MONTELEONE and DAVID A. MONTELEONE (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A – LEGAL DESCRIPTION

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2008 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

$320,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall,

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warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, STERLING COMPANIES LLC, by INGRAM TYNES, its MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 31st day of December, 2007.

STERLING COMPANIES LLC

By:_____
TYNES DEVELOPMENT CORP.
INGRAM TYNES,
MEMBER OF STERLING
COMPANIES, LLC

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that INGRAM TYNES, whose name as MEMBER of STERLING COMPANIES LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 31st day of December, 2007.

Kathy F. Dickinson
Notary Public
Print Name:
Commission Expires: June 17, 2011

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EXHIBIT A
LEGAL DESCRIPTION

LOT 1031, ACCORDING TO THE MAP OF HIGHLAND LAKES, 10TH SECTOR, PHASE II, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 32, PAGE 133, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREAS, ALL AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENT AND MASTER PROTECTIVE COVENANTS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, RECORDED AS INSTRUMENT NO. 1994-07111, AND AMENDED IN INSTRUMENT NO. 1996-17543 AND INSTRUMENT NO. 1999-31095 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 10TH SECTOR, PHASE II, RECORDED AS INSTRUMENT NO. 20040430000226530 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS, THE "DECLARATION").

Shelby County, AL 01/02/2008
State of Alabama

Deed Tax:$120.00