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Shelby Cnty Judge of Probate, AL
02/01/2008 09:22:37AM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

STERLING PROPERTIES, LLC
209 LAKE FOREST WAY
MAYLENE, AL 35114

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of **TWO HUNDRED TWENTY THOUSAND DOLLARS 00/100 (\$220,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **CLIFFORD A. DRUIT, JR. and AUTUMN DRUIT** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **STERLING PROPERTIES, LLC**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

LOT 216 ACCORDING TO THE SURVEY OF LAKE FOREST SECOND SECTOR AS RECORDED IN MAP BOOK 26 PAGE 142 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2003 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2004.
2. EASEMENT(S), BUILDING LINE(S) AND RESTRICTION(S) AS SHOWN ON RECORDED MAP.
3. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN INSTR. #2002-21381.
4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN DEED VOLUME 219, PAGE 127; DEED VOLUME 239, PAGE 881 AND DEED VOLUME 10, PAGE 89.
5. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.


\$220,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

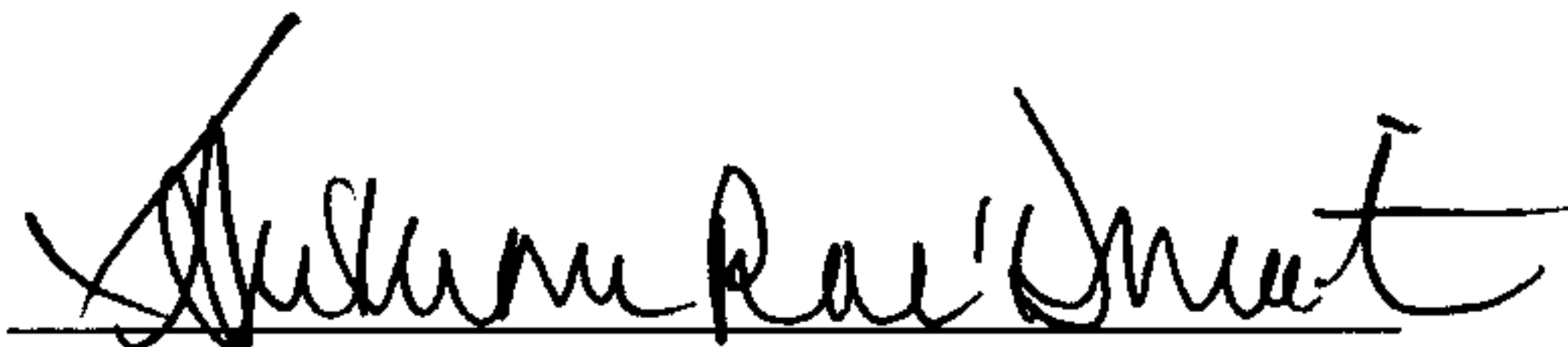
TO HAVE AND TO HOLD Unto the said GRANTEES, his, her or their heirs and assigns, forever.

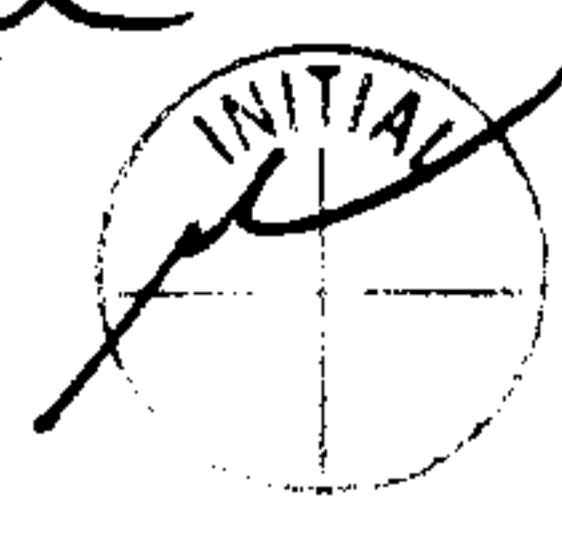
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as

aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, **CLIFFORD A. DRUIT, JR. and AUTUMN DRUIT**, have hereunto set his, her or their signature(s) and seal(s), this the ~~23~~^{20th} day of January, 2008.


CLIFFORD A. DRUIT, JR.

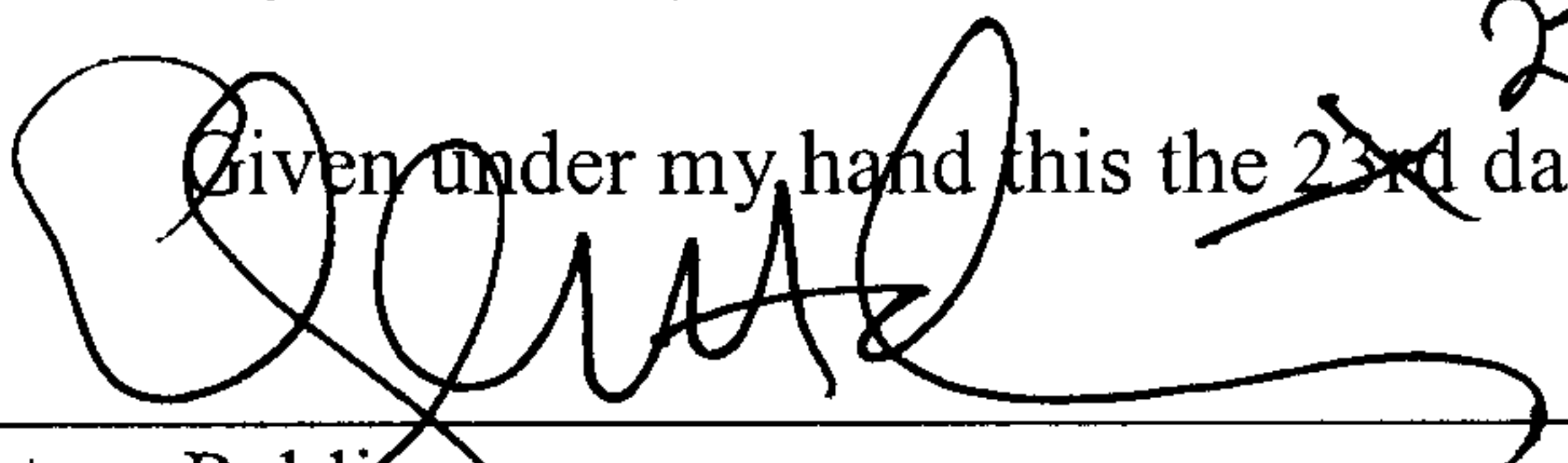

AUTUMN DRUIT



STATE OF ALABAMA
COUNTY OF SHELBY

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **CLIFFORD A. DRUIT, JR. and AUTUMN DRUIT**, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.


Given under my hand this the ~~23rd~~^{20th} day of January, 2008.

Notary Public

My commission expires: 9.27.09