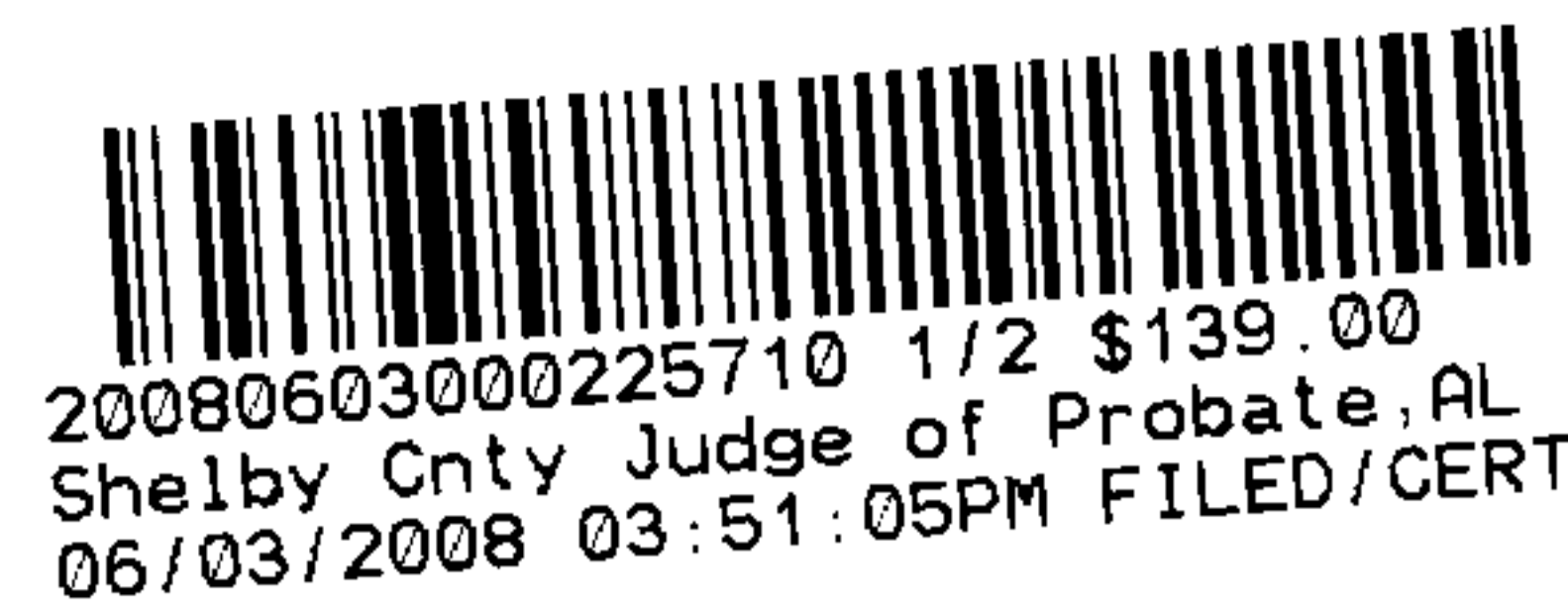


SEND TAX NOTICE TO:

Jeremy A. Clasen
302 Sterling Oaks Drive, Hoover, Alabama 35244

805013

This instrument was prepared by
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219



WARRANTY DEED

STATE OF Alabama

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY

That in consideration of **One Hundred Twenty Five Thousand dollars & no cents \$125,000.00**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged,,
D. Lee Guyton and wife, Debra Guyton (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Jeremy A. Clasen, an unmarried man (herein referred to as grantee, whether one or more), the following described real estate,
situated in **Shelby** County, Alabama, to-wit:

UNIT 302, ACCORDING TO SURVEY OF STERLING OAKS
CONDOMINIUM, A CONDOMINIUM, IN SHELBY COUNTY, ALABAMA,
AS ESTABLISHED BY THAT CERTAIN DECLARATION OF
CONDOMINIUM AS RECORDED IN INSTRUMENT 20040316000134350,
AND FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM AS
RECORDED IN INSTRUMENT 20040701000364570, AN ARTICLES OF
INCORPORATION OF STERLING OAKS OWNERS ASSOCIATION, INC.
AS RECORDED IN EXHIBIT C OF THE DECLARATION OF
CONDOMINIUM, AND THE BY-LAWS OF STERLING OAKS OWNERS
ASSOCIATION AS RECORDED IN EXHIBIT D OF THE DECLARATION
OF CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN
THE COMMON ELEMENTS OF STERLING OAKS CONDOMINIUM, A
CONDOMINIUM, AS SET OUT IN THE DECLARATION OF
CONDOMINIUM AND ACCORDING TO THE SURVEY OF STERLING
OAKS CONDOMINIUM, A CONDOMINIUM, RECORDED IN MAP BOOK
33, PAGE 101 A THROUGH D, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.

SITUATED IN SHELBY COUNTY, ALABAMA

Shelby County, AL 06/03/2008
State of Alabama

Deed Tax: \$125.00

Subject to:

1. The lien of Ad Valorem taxes for the year 2008 are a lien but neither due nor payable until 1 October, 2008.
2. Municipal improvements assessments and fire district dues against subject property, if any.
3. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
4. Grading and drainage easement recorded in Instrument 1997-38360, in the Probate Office of Shelby County, Alabama.
5. Permits to Alabama Power Company recorded in Deed Book 252, Page 182 and Deed Book 252, Page 184, in the Probate Office of Shelby County, Alabama.
6. Agreement with Blue Cross-Blue Shield as recorded in Misc. Book 19, Page 690, in the Probate Office of Shelby County, Alabama.
7. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Misc. Book 13, Page 50, with Amendment No. 1 recorded in Misc. Book 15, Page 189 and Amendment No. 2 recorded in Misc. Book 19, Page 633; also as set out in Deed Book 331, Page 757, in the Probate Office of Shelby County, Alabama.
8. Rights of others in and to the Non-Exclusive Easement recorded in Instrument

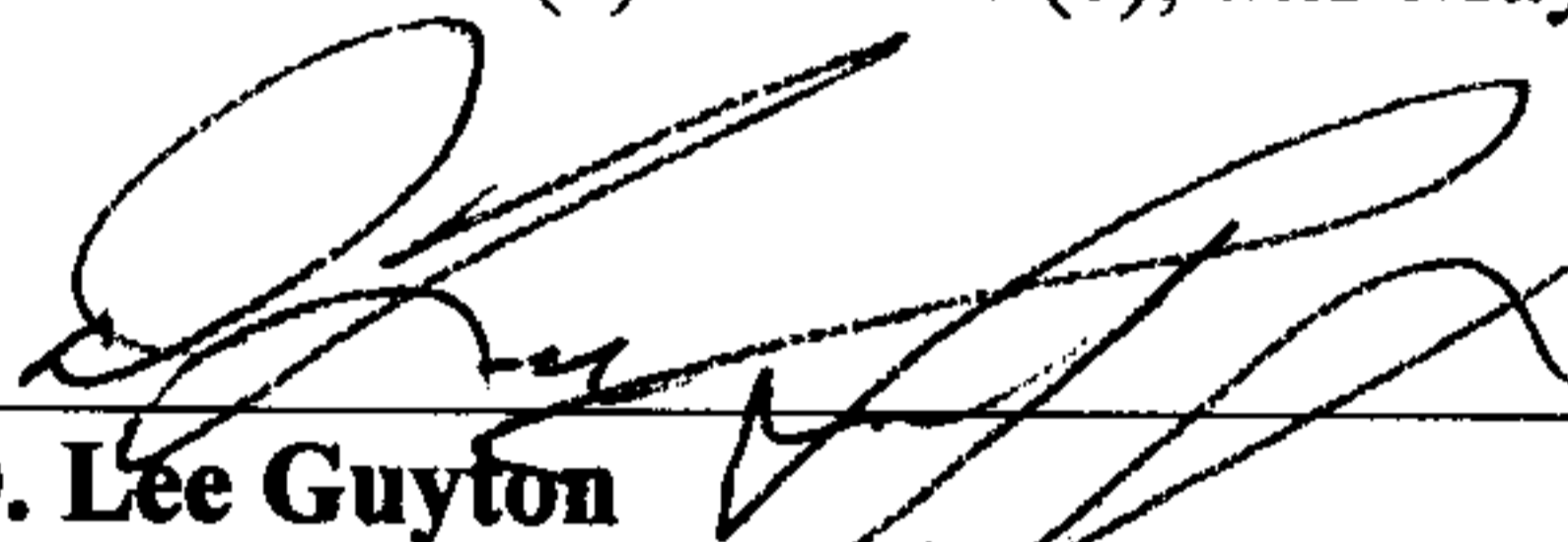
D.G.


- 20030528000328740 and amended and restated in Instrument 20040316000134370, in the Probate Office of Shelby County, Alabama.
9. License by and among Royal Oaks, LLC and JWS, LLC and Sterlin Oaks Owner's Association, Inc., recorded in Instrument 20030528000328750, in the Probate Office of Shelby County, Alabama.
 10. Declaration of Condominium as recorded in Instrument 20040316000134350, and First Amendment to Declaration of Condominium as recorded in Instrument 20040701000364570, in the Probate Office of Shelby County, Alabama.
 11. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 4, Page 464; Deed Book 127, Page 140 and Deed Book 64, Page 501.
 12. Rights of adjoining owners of party wall(s) located partly on the land and partly on abutting property and rights of such adjoining owners in common, in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkways and entrance, together with all liability for maintenance, repair and damage with common use entails.
 13. Subject to limitations and conditions imposed by the Condominium Law of Alabama as set out in Title 35 Chapter 8, Condominium Ownership Act, Acts 1964 1st Executive Sessions No. 206, Page 266 and Acts 1973 No. 1059, Page 1732 1975 Code of Alabama.

TO HAVE AND TO HOLD to the said grantee, 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**, 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**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this May 30, 2008


 _____ (Seal)
D. Lee Guyton


 _____ (Seal)
Debra Guyton

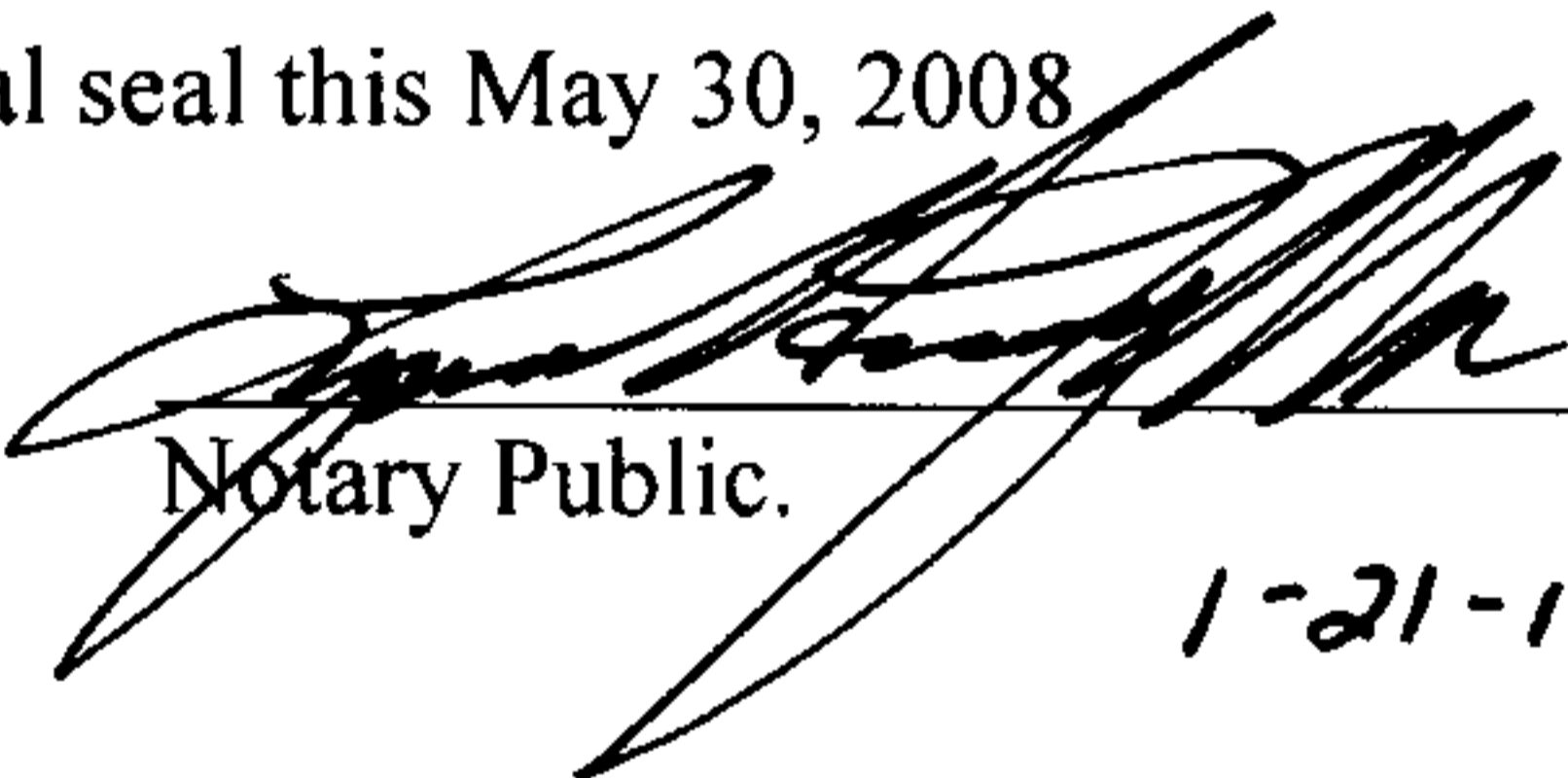
STATE OF Alabama

General Acknowledgment


Jefferson COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **D. Lee Guyton and wife, Debra Guyton** 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/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this May 30, 2008



 Notary Public. 1-21-10


 20080603000225710 2/2 \$139.00
 Shelby Cnty Judge of Probate, AL
 06/03/2008 03:51:05PM FILED/CERT