

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
ThreePonder, LLC and Terry Ponder
2800 Greystone Commercial Blvd. Ste. 5A
Birmingham, Alabama 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)
STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Fifteen Thousand Fifty-One and 00/100 (\$215,051.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **James R. Powers Properties, LLC, an Alabama Limited Liability Company**, (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **ThreePonder, LLC, an Alabama Limited Liability Company**, an undivided 90% interest and to **Terry Ponder**, an undivided 10% interest, (hereinafter referred to as GRANTEES), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Unit 106, Building 2 in Meadow Brook Place Office Condominium, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument No. 20070822000395570, in the Probate Office of Shelby County, Alabama, and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "D" thereto, and as recorded as Meadow Brook Corporate Park South Phase II, No. 11A, in Map Book 39, Page 6, as shown on Exhibit "B" of said Declaration of Condominium and any future amendments thereto, Articles of Incorporation of Meadow Brook Place Office Condominium Association Inc., as recorded in Instrument No. 20070822000395580, in the Office of the Judge of Probate of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of Edenton Office Condominium Association, Inc., are attached as Exhibit "C" thereto, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium set out in Exhibit "F".

Subject To:

- 1) Ad valorem taxes for 2008 and subsequent years not yet due and payable until October 1, 2008.
- 2) Existing covenants and restrictions, easements, building lines and limitations of record.
- 3) Agreement with Alabama Power Company as to underground cables recorded in Real Book 75, Page 634, in the Probate Office of Shelby County, Alabama.
- 4) Agreement with Alabama Power Company recorded in Misc. Book 48, Page 880, in the Probate Office of Shelby County, Alabama.
- 5) Transmission line permit to Alabama Power Company, recorded in Deed Book 146, Page 391, in the Probate Office of Shelby County, Alabama.
- 6) Building setback line, buffer zone, sanitary sewer, storm sewer and other public utility easements as shown in Map Book 39, Page 6, in the Probate Office of Shelby County, Alabama.
- 7) Declaration of Covenants, Conditions, Restrictions for Meadow Brook Corporate Park south as set out in Real Book 64, Page 91, 1st Amendment recorded in Real 95, Page 826; 2nd Amendment recorded in Real 141, Page 784; 3rd Amendment recorded in Real 177, Page 244; 4th Amendment recorded in Real 243, Page 453; 5th Amendment recorded in Real 245, Page 89; 6th Amendment recorded in Instrument No. 1992-23529; 7th Amendment recorded in Instrument No. 1995-03028; 8th Amendment recorded in Instrument No. 1995-04188; 9th Amendment recorded in Instrument No. 1996-5491; 10th Amendment recorded in Instrument No. 1996-32318; 11th Amendment recorded in Instrument No. 1997-30077; 12th Amendment recorded in Instrument No. 1997-37856; 13th Amendment recorded in Instrument No. 1998-5588; 14th Amendment recorded in Instrument No. 1998-41655; 15th Amendment recorded in Instrument No. 1998-46243; 16th Amendment recorded in Instrument No. 1999-2935 and 17th Amendment recorded in Instrument No. 20021217000631360, all in the Office of the Judge of Probate of Shelby County, Alabama.
- 8) Declaration of Condominium as recorded in Instrument No. 20070822000395570, in the Probate Office of Shelby County, Alabama.
- 9) Right of Way granted to Alabama Power company by instrument recorded in Instrument No. 2001-26137 and Instrument No. 2001-26138, in the Probate Office of Shelby County, Alabama.
- 10) Easement recorded in Instrument 2001-27024, in the Probate Office of Shelby County, Alabama.

20080611000239030 1/2 \$49.00
Shelby Cnty Judge of Probate, AL
06/11/2008 03:20:23PM FILED/CERT

Shelby County, AL 06/11/2008
State of Alabama
Deed Tax: \$35.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

20080611000239030 2/2 \$49.00
Shelby Cnty Judge of Probate, AL
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