

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

Send Tax Notice To:
T & J, LLC
800 Corporate Drive, Suite 108
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 Sixty Thousand and 00/100 (\$260,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Robert S. Grant, a married man** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **T & J, LLC, an Alabama limited liability company**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Unit 108, Block 1 (also known as Building A) in the Meadow Brook Place Office Condominium, a Condominium, according to the Declaration of Condominium as recorded in Instrument No. 20070822000395570 and By-Laws related thereto recorded as Exhibit "C" of Instrument No. 2070822000395570 in the Probate Office.

Together with an undivided fractional interest in the common elements assigned to the units as set out in the Declaration of Condominium for Meadow Brook Place Office Condominium; said unit being more particularly described in the floor plans and architectural drawing of Meadow Brook Place Office Condominium as set out in the Declaration and on the plat of Meadow Brook Corporate Park South, Phase II, No. 11A, as recorded in Map Book 39, Page 6, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2008 and subsequent years not yet due and payable until October 1, 2008. Existing covenants and restrictions, easements, building lines and limitations of record.

\$221,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Property herein conveyed is not the homestead of the Grantor or that of his spouse.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the **9th** day of **June**, **2008**.



Robert S. Grant

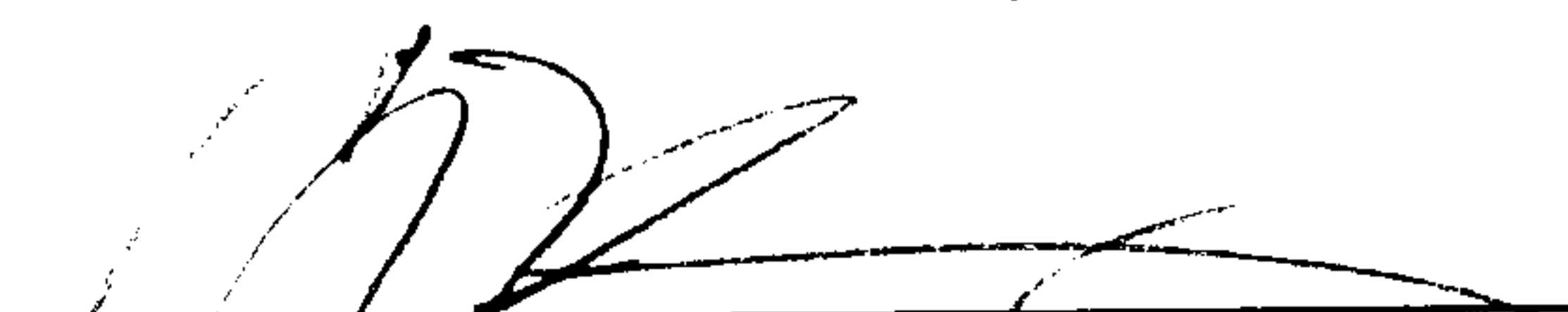

20080611000239060 1/1 \$50.00
Shelby Cnty Judge of Probate, AL
06/11/2008 03:20:26PM FILED/CERT

Shelby County, AL 06/11/2008
State of Alabama
Deed Tax: \$39.00

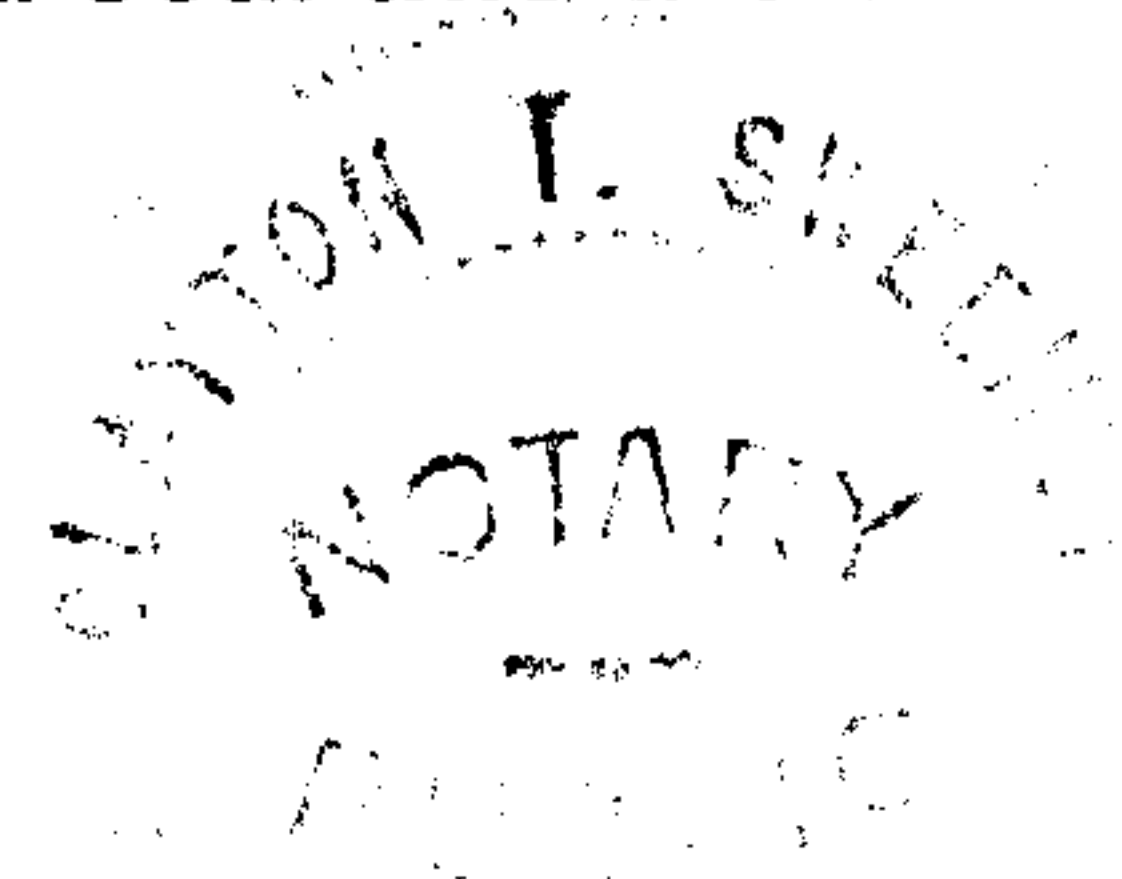
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Robert S. Grant, a married man, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9th day of June, 2008.



NOTARY PUBLIC
My Commission Expires: **6-5-2011**


CLAYTON T. SWEENEY
NOTARY PUBLIC

CLAYTON T. SWEENEY, ATTORNEY AT LAW