

SEND TAX NOTICE TO:
Michael F. Seals
1500 Southlake Park, Suite 250
Birmingham, Alabama 35244
File No. 08-020

PREPARED BY:
JAMES R. MONCUS, JR.,
Attorney at Law
1313 Alford Avenue
Birmingham, Alabama 35226

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Eighty Seven Thousand Eight Hundred Forty Eight and 20/100 Dollars (\$287,848.20) to the undersigned Grantor

PROVIDENCE PARK PARTNERS II, L.L.C.

an Alabama Limited Liability Company (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto

MICHAEL F. SEALS

(herein referred to as Grantee whether one or more) the following described real estate, situated in Shelby County, Alabama, to-wit:

A One-story Condominium Building Unit with a finished floor elevation of 506.20 feet (NAVD 1988) located in the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 20, Township 19 South, Range 2 West, City of Hoover, Shelby County, Alabama, to be known as BUILDING 1500. UNIT 250, SOUTHLAKE PARK, PHASE I, being more particularly described as follows:

Commence at the Southeast Corner of the Southwest Quarter of the Southeast Quarter of Section 20, Township 19 South, Range 2 West, City of Hoover, Shelby County, Alabama; thence run Westerly along the Quarter-Quarter line a distance of 313.40 feet; thence continue Westerly along the Quarter-Quarter line a distance of 997.12 feet along the Northerly line of Narz Estates as recorded in Map Book 8, Page 155 and Wildwood Park as recorded in Map Book 5, Page 78, both in the Probate Office of Shelby County, Alabama; thence right 75°35' Northwesterly a distance of 244.95 feet to the Southeasterly Right-of-Way line of Valleydale Road (Shelby County Road No. 17); thence right 69°31'48" to the chord of a curve to the left, concave Northwesterly with a radius of 6287.09 feet and a central angle of 00°42'52"; thence run Northeasterly, then North-Northeasterly 78.40 feet along the arc of said curve, also being the Southeasterly Right-of-Way line of Valleydale Road, thence turn right 90°00'00" from the tangent of said curve Southeasterly and radial to said curve a distance of 86.81 feet; thence left 00°13'22" Southeasterly 2.96 feet; thence left 90°00'00" Northeasterly a distance of 10.00 feet; thence continue along the same course Northeasterly 29.9 feet to the POINT OF BEGINNING; thence continue Northeasterly 29.9 feet; thence right 90°00'00" Southeasterly 50.00 feet; thence right 90°00'00" Southwesterly 29.9 feet; thence right 90°00'00" Northwesterly 50.00 feet to the POINT OF BEGINNING.

SUBJECT TO:

- 1. Subject to ad valorem taxes for the current year and thereafter.**
- 2. Restrictions, covenants and conditions as set out in Instrument(s) recorded in Instrument No. 2000-7407.**
- 3. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 129, Page 572 and Deed 216, Page 103.**
- 4. Right-of-way granted to Alabama Power Company as recorded in Deed 219, Page 734 and Instrument No. 2007-49686.**
- 5. Right-of-way granted to SHELBY County recorded in Deed 177, Page 38.**
- 6. Covenants set forth in Instrument No. 2006-49730.**
- 7. The "Declaration of Condominium of Southlake Park Condominium", a copy of which is in possession of the undersigned Purchaser and accepted by Purchaser and also, the Phase I Record Map of Southlake Park, presently being prepared for Governmental Approval, and Approval by all property owners and other interested parties, including the undersigned Purchaser.**

ACKNOWLEDGED BY:

Michael F. Seals
MICHAEL F. SEALS

(\$245,000.00 of said purchase price is being paid by a mortgage loan closed and recorded simultaneously herewith.)

And the Grantor will warrant and defend the right and title to the above described property into the Grantee against the claims of the Grantor and all persons claiming by, through or under Grantor, but not against the claims of any others.

IN WITNESS WHEREOF, the Grantor, by its duly authorized Member, Byrom Building Corp., has signed and sealed this Deed on this the 20th day of June, 2008. Said Member warrants and represents that it is duly authorized under its Articles of Organization to execute and deliver this deed to the Grantee on behalf of the Grantor.

PROVIDENCE PARK PARTNERS II, L.L.C.

BY: Byrom Building Corp., an Alabama Corporation, its Authorized Member

By: Marty Byrom
By: Marty Byrom, its President
Its: Member

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Byrom Building Corp, by Marty Byrom, its President, whose name as Member of PROVIDENCE PARK PARTNERS II, L.L.C., an Alabama Limited Liability Company, and whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, Marty Byrom, as President of Byrom Building Corp, as such Member of Providence Park Partners II, L.L.C., and with full authority, executed the same voluntarily for and as the act for said Limited Liability Company.

Given under my hand and official seal this the 20th day of June, 2008.

James R. Moncus, Jr.
Notary Public - James R. Moncus, Jr.

[NOTARIAL SEAL]

My commission expires: February 23, 2012

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Feb 23, 2012
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Shelby County, AL 06/23/2008
State of Alabama

Deed Tax: \$43.00