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Shelby Cnty Judge of Probate, AL  
12/15/2008 12:29:17PM FILED/CERT

Prepared by:  
D. Barron Lakeman & Associates, LLC  
PO BOX 360187  
Birmingham, Alabama 35236

Grantees Address:  
Steven M. Miller  
121 Moores Spring Road  
Montevallo, Alabama 35115

STATE OF ALABAMA

COUNTY OF Shelby

**SURVIVORSHIP**  
**Statutory Warranty Deed**  
**KNOW ALL MEN BY THESE PRESENTS**

That for and in consideration of One Hundred Thirty-Five Thousand and 00/100 (\$135,000.00) Dollars to the undersigned Grantor, BPM Capital, LLC, a limited liability company, in hand paid by Steven M. Miller and Malorie C. Farrell, single individuals the receipt whereof is acknowledged, the said BPM Capital, LLC, a limited liability company, does grant, bargain, sell and convey unto the said Steven M. Miller and Malorie C. Farrell, single individuals the following described real estate, to-wit:

Lot 5A, according to the Amended Map of Ammersee Lakes Second Sector, as recorded in Map Book 36, Page 99, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

\$137,700.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

This warranty deed is executed as required by the Articles of Organization and Operating Agreement and the same Articles of Organization and Operating Agreement have not been modified or amended.

**TO HAVE AND TO HOLD** to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

To have and to hold the said above described property unto the said party of the second part, together with all and singular the tenements, heriditaments and appurtenances thereunto belonging or in anywise appertaining and unto his heirs and assigns forever.

**IN WITNESS WHEREOF**, the said Grantor by its Secretary, Scott M. Phelps, who is authorized to execute this conveyance, hereto set his signature and seal this 12th day of December, 2008.

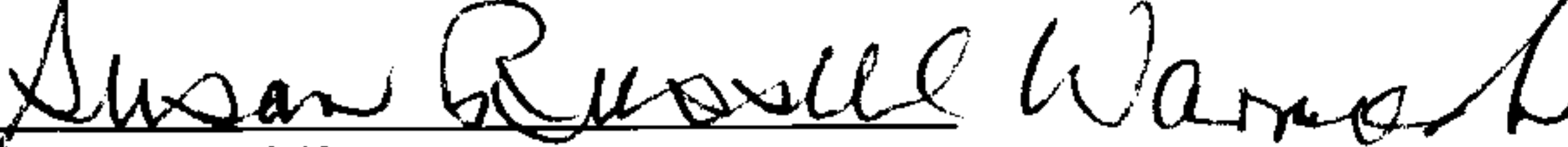
BPM Capital L.L.C.

  
\_\_\_\_\_  
Scott M. Phelps,

State of Alabama)  
County of Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Scott M. Phelps, whose name as VP of BPM Capital, L.L.C., a limited liability company, 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 conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

GIVEN UNDER MY HAND THIS THE 12th DAY OF December, 2008

  
\_\_\_\_\_  
Notary Public

My Commission Expires: **NOTARY PUBLIC STATE OF ALABAMA AT LARGE**  
**MY COMMISSION EXPIRES: July 30, 2009**