

This instrument was prepared by:
Donna Knotts Byrd, Esquire
Dominick, Fletcher, Yeilding,
Wood & Lloyd, P.A.
2121 Highland Avenue
Birmingham, Alabama 35205

Send tax notice to:
Brady Residential Construction, LLC
Attn: David Brady
2089 Knollwood Place
Birmingham, AL 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
 :
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That for and in consideration of One Hundred Seventy Five Thousand Dollars (\$175,000.00) to the undersigned **Timberlake Development, LLC, an Alabama limited liability company** ("Grantor"), in hand paid by **Brady Residential Construction, LLC, an Alabama limited liability company** ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto Grantee the following described real estate situated in Shelby County, Alabama, *to-wit*:

Lots 2A, 3A, 4A, 5A, 6A, 7A, 8A, 9A, 10A, 129A, 130A, 131A, 132A & 133A, according to a Resurvey of Stonebriar Phase 1, as recorded in Map Book 38, page 61, in the Probate Office of Shelby County, Alabama.

This property is conveyed subject to the following:

- (1) General and special taxes or assessments for 2009 and subsequent years not yet due and payable;
- (2) Mineral and mining rights not owned by Grantor;
- (3) Taxes or special assessments which are not shown as existing liens by public records;
- (4) Easements, or claims of easements, not shown by the public records;
- (5) Building lines, easements and restrictions as shown by recorded map;
- (6) Restrictions or Covenants appearing of record in Instrument 20040811000450550 and Instrument 20070831000413650, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Grantor has hereto set its signature and seal this 29 day of December, 2008.

Shelby County, AL 12/31/2008
State of Alabama

Deed Tax: \$175.00

GRANTOR:
Timberlake Development, LLC

By: 

Kerry Carter, Its Manager

STATE OF ALABAMA)
 :
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kerry Carter, whose name as Manager of Timberlake Development, LLC, an Alabama 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 such conveyance, he, as such Manager and with full authority executed the same voluntarily on the day the same bears date for and as the act of the said limited liability company.

Given under my hand and official seal, this the 29 day of December, 2008.


Notary Public

My commission expires: July 30, 2011

[SEAL]

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