

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Law Offices of Christopher R. Smitherman, LLC
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
JR Investments, LLC
1800 Providence Park Ste 100
Birmingham, Alabama 35242

STATE OF ALABAMA)
)
SHELBY COUNTY)
)
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Four Hundred Fifty Five Thousand and 00/100 Dollars (\$455,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Conrad & Burnett Investments, LLC**, hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto **JR Investments, LLC, an Alabama Limited Liability Company**, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Unit 100 and Unit 150, Building 1800, according to Providence Park, a Condominium, according to the Declaration of Condominium of Providence Park, as recorded in Instrument #20040802000426220; and amended in Instrument # 20050113000020340; and further amended in Instrument # 20050819000428280; and By-Laws thereto as recorded in Instrument # 20040802000426220, in the Office of the Probate Judge of Shelby County, Alabama; together with undivided interest in the Common Elements assigned to the Units, being defined in said Declaration of Condominium of Providence Park, a Condominium. Said units being more particularly described in the floor plans and architectural drawings of Providence Park, Phase III, a Condominium, being attached to the Map and Survey of Providence Park, Phase III, a Condominium, as recorded in Map Book 35, Page 101, in said Probate Office, being situated in Shelby County, Alabama.

Situated in Shelby County, Alabama.

Subject to all items of record.

Note: This instrument is recorded simultaneously with a purchase money mortgage in favor of Regions Bank, bearing the same date in the amount of \$382,670.00.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 6 day of November, 2009

GRANTORS

James W. Conrad
Conrad & Burnett Investments, L.L.C.
By: James W. Conrad, Its Member

(L.S.)

James M. Burnett Jr.
Conrad & Burnett Investments, L.L.C.
By: James M. Burnett, Its Member

(L.S.)

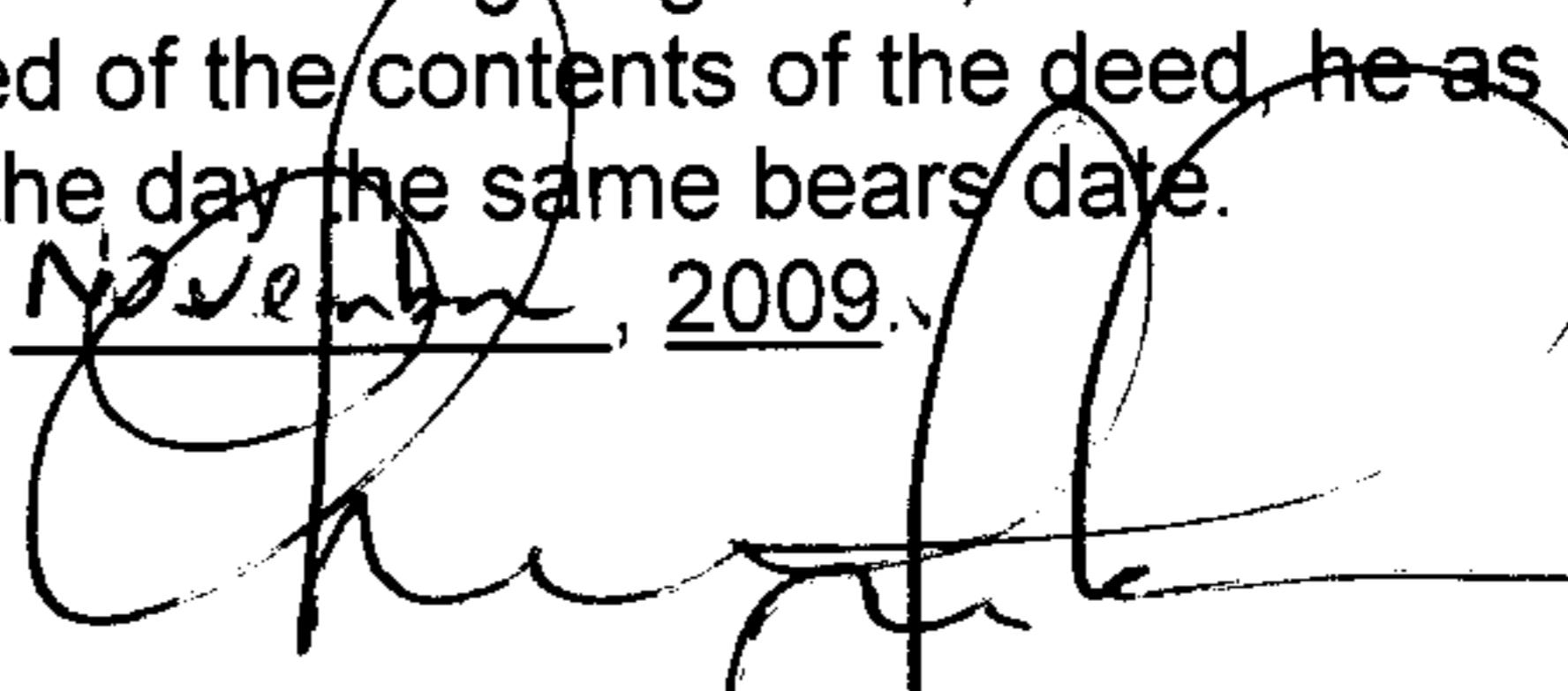
STATE OF ALABAMA

SHELBY COUNTY

)) **ACKNOWLEDGMENT**

I, Chris Smitherman, the undersigned, a notary public in and for the State of Alabama at Large, hereby certify that James W. Conrad III, whose named as a Member of Conrad & Burnett Investments, L.L.C, is signed to the foregoing deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the deed, he as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6 day of November, 2009.



NOTARY PUBLIC

My Commission Expires: 5-13-2012

STATE OF ALABAMA

SHELBY COUNTY

)) **ACKNOWLEDGMENT**

I, James M. Burnett, the undersigned, a notary public in and for the State of Alabama at Large, hereby certify that James W. Conrad III, whose named as a Member of Conrad & Burnett Investments, L.L.C, is signed to the foregoing deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the deed, he as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6 day of November, 2009.



NOTARY PUBLIC

My Commission Expires: 5-13-2012


20091112000421950 2/2 \$86.50
Shelby Cnty Judge of Probate, AL
11/12/2009 11:22:21 AM FILED/CERT