

10-207  
SCOTT L. MEYERPETER  
1055 Kingston Road, Chelsea, Alabama 35043

20100202000032250 1/1 \$176.00  
Shelby Cnty Judge of Probate, AL  
02/02/2010 12:21:45 PM FILED/CERT

**WARRANTY DEED  
JOINT TENANCY**

**State of Alabama  
County of Shelby**

**That in consideration of Three Hundred Forty Thousand and 00/100 Dollars, to the undersigned grantor,**

**CAPSTONE PARTNERS, L.L.C., AN ALABAMA LIMITED LIABILITY COMPANY,**

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,, the said GRANTOR does by these presents, grant, bargain sell and convey unto

**SCOTT L. MEYERPETER and KATIE D. MEYERPETER**

(herein referred to as GRANTEES) as joint tenants with express right of survivorship and to the survivor's heirs and assigns, the following described real property situated in the **County of Shelby, State of Alabama:**

Lot 1-69, according to the Survey of A Single Family Residential Subdivision Chelsea Park First Sector, Phase I & Phase II, as recorded in Map Book 34, pages 21A & 21B, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year 2010 and subsequent years.
2. All covenant, restrictions, reservations, easements, conditions liens and other rights of whatever nature appearing of record.

SUBJECT TO A THIRD PARTY MORTGAGE IN THE AMOUNT OF 175,000.00 EXECUTED SIMULTANEOUSLY HEREWITH.

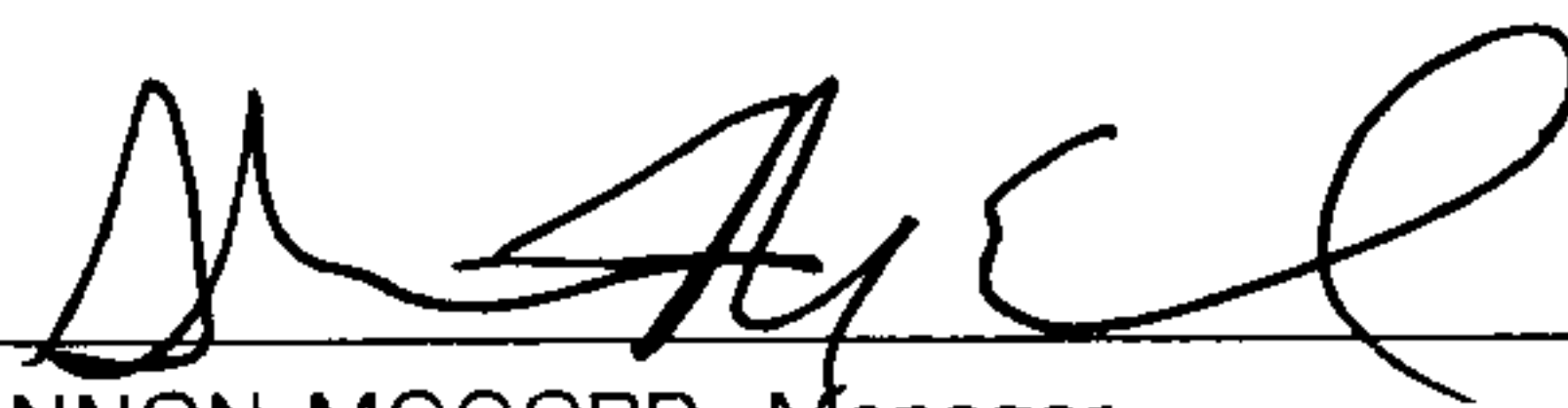
TO HAVE AND TO HOLD Unto the said GRANTEES as Joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns covenant with said GRANTEES, their heirs and assigns that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF** the said GRANTOR, by its Manager, Shannon McCord, who is authorized to execute this conveyance, has hereto set its signature and seal, this 15 day of January, 2010.

CAPSTONE PARTNERS, L.L.C., AN ALABAMA LIMITED  
LIABILITY COMPANY

Deed Tax : \$165.00

BY   
SHANNON MCCORD, Manager

(STATE OF ALABAMA)  
(COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that SHANNON MCCORD whose name as MANAGER of CAPSTONE PARTNERS, L.L.C., AN ALBAMA 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 conveyancy, he, as such officer and with full authority, executed the same voluntarily for and as the act of said entity.

GIVEN under by hand and official seal this 15 day of January, 2010.

 Commission Expires 8-7-10  
Notary Public

PREPARED BY: MICHAEL GALLOWAY 999 Mount Olive Road, Gardendale, Alabama 35071