

Send tax notice to:
TODD H. BEEGLE
1293 INVERNESS COVE DRIVE
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Executive Real Estate Group, LLC
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2010029

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Eighty-Five Thousand and 00/100 Dollars (\$185,000.00) in hand paid to the undersigned, SAWABE PROPERTIES, LLC (hereinafter referred to as "Grantor") by TODD H. BEEGLE (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 150A, ACCORDING TO THE FINAL PLAT OF THE RESIDENTIAL SUBDIVISION INVERNESS COVE PHASE 2 - RESURVEY #1, AS RECORDED IN MAP BOOK 36, PAGE 110 A & B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.


SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2009 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2010.
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY.
3. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS, AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY.
4. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
5. EASEMENT TO ALABAMA POWER COMPANY.
6. EASEMENT TO CITY OF HOOVER.
7. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY
8. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP.

\$181,649.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

IN WITNESS WHEREOF, the said Grantor, SAWABE PROPERTIES, LLC, by JONATHAN M. BELCHER, its MANAGING MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 19th day of February, 2010.

Shelby County, AL 03/05/2010
State of Alabama
Deed Tax : \$3.50


20100305000064520 1/2 \$17.50
Shelby Cnty Judge of Probate, AL
03/05/2010 10:21:45 AM FILED/CERT

SAWABE PROPERTIES, LLC


BY: JONATHAN M. BELCHER
ITS: MANAGING MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JONATHAN M. BELCHER, whose name as MANAGING MEMBER of SAWABE PROPERTIES, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 19th day of February, 2010.


Notary Public

Print Name:

Commission Expires:

7-13-12



20100305000064520 2/2 \$17.50
Shelby Cnty Judge of Probate, AL
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