

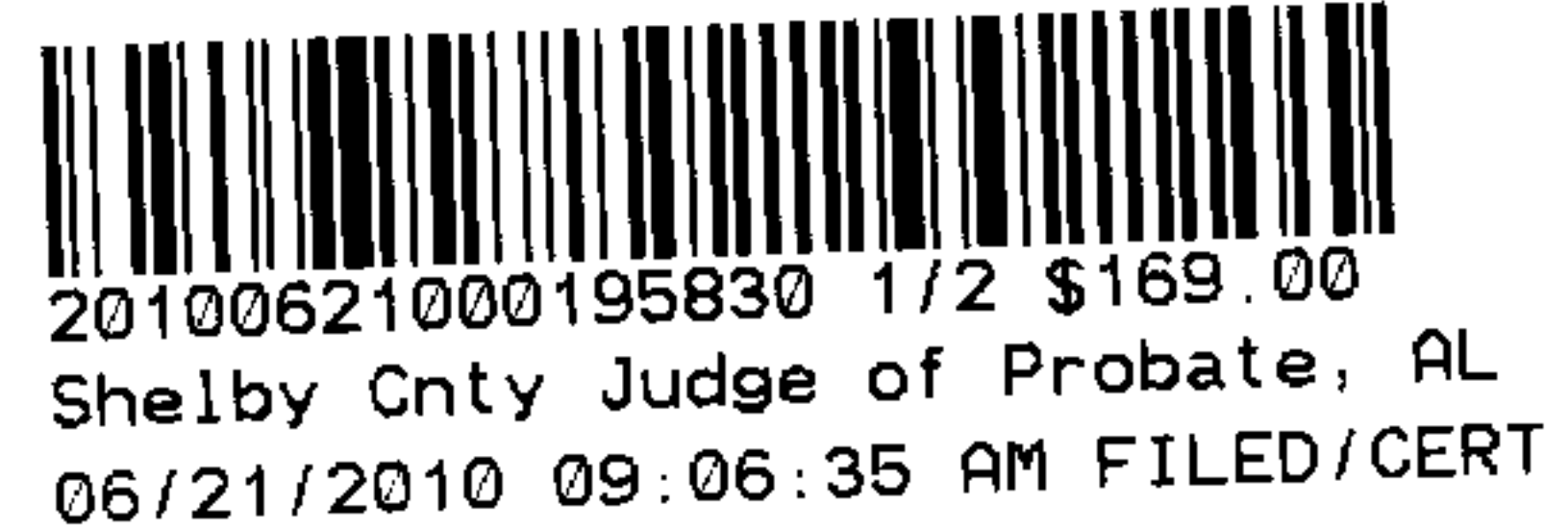
THIS INSTRUMENT PREPARED BY:

James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:

Osa O. Connell, IV
Paige T. Connell
1008 Fox Creek Circle
Hoover, AL 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Four Hundred Fifty-Five Thousand and No/100 Dollars (\$455,000.00) to the undersigned grantor, Sterling Companies, LLC, an Alabama limited liability company ("Grantor"), in hand paid by Osa O. Connell, IV and Paige T. Connell ("Grantees"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantees as joint tenants, with right of survivorship (herein referred to as "Grantees"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Survey of Bailey's Addition to Riverchase, as recorded in Map Book 28, at Page 19, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Ad Valorem Taxes due for the year 2010, a lien but not yet payable; (2) 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 as recorded in Volume 127, at Page 140, in the Probate Office of Shelby County, Alabama; (3) Covenants, conditions and restrictions as set forth in the document recorded in Misc. Book 14, at Page 536; Misc. Book 17, at Page 550; Misc. Book 34, at Page 549; Real 89, at Page 991, and Instrument Number 2001-16987, in the Probate Office of Shelby County, Alabama; (4) Right of Way granted to Alabama Power Company as set forth in Real Book 83, at Page 783, in the Office of the Judge of Probate of Shelby County, Alabama; (4) 12 foot ingress/egress easement for the restricted use of Baneberry Lake Associates, Inc. along Southerly lot line as shown on recorded plat; (5) Restrictive covenants in favor of Shelby County Department of Health as recorded in Instrument No. 2001-169871.

\$300,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

This deed is executed in compliance with the requirements of Grantor's Operating Agreement, which, as of this date has not been modified or amended.

TO HAVE AND TO HOLD to the 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 Grantor does for itself, its successors and assigns, covenant with the Grantees, their heirs and assigns, that it is lawfully seized in fee simple of the premises; that the premises are free from all

encumbrances, except as noted above; that it has a good right to sell and convey the premises as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 17 day of June, 2010.

WITNESS:

Betty A. Wichee

Sterling Companies, LLC

By: **Tynes Development Corporation**
as its Manager

By: Ingram D. Tynes
Ingram D. Tynes, as its President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ingram D. Tynes, as President of Tynes Development Corporation, a corporation, as Manager of Sterling Companies, 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 the conveyance, he, as such President, and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as Manager of Sterling Companies, LLC.

Given under my hand and official seal, this the 17th day of June, 2010.

Cynthia A. Ash
Notary Public

My commission expires: 6/11/14


20100621000195830 2/2 \$169.00
Shelby Cnty Judge of Probate, AL
06/21/2010 09:06:35 AM FILED/CERT