

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
J & G Builders and Remodeling, Inc.  
204 Woodbridge Trail  
Chelsea, AL 35043

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **One Hundred Sixty-One Thousand Seventy-Three and 62/100 (\$161,073.62)**, and other good and valuable consideration, this day in hand paid to the undersigned **Jason Sylestine, and wife, Michelle Sylestine**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **J & G Builders and Remodeling, Inc.**, an Alabama Corporation(hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Commence at the Southeast corner of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama; Thence run West along the South boundary line of said Section 21 for 2685.19 feet; Thence turn an angle of 90 degrees 28 minutes 55 seconds to the Right and run 48.92 feet to the North right of way line of Shelby County Highway No. 280 for the point of beginning; Thence continue along last said course for 232.62 feet; Thence turn an angle of 90 degrees 34 minutes 02 seconds to the Right and run 269.33 feet to the West right of way line of April Lane; Thence turn an angle of 89 degrees 16 seconds to the right and run along said West right of way line of April Lane for 232.63 feet to the North right of way line of Shelby County Highway No. 280; Thence turn an angle of 90 degrees 44 minutes to the right and run 270.0 feet along the said North right of way line of Shelby County Highway No. 280 to the point of beginning. Situated in Shelby County, Alabama.

Subject To:  
Ad valorem taxes for 2010 and subsequent years not yet due and payable until October 1, 2010. Existing covenants and restrictions, easements, building lines and limitations of record.

\$150,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

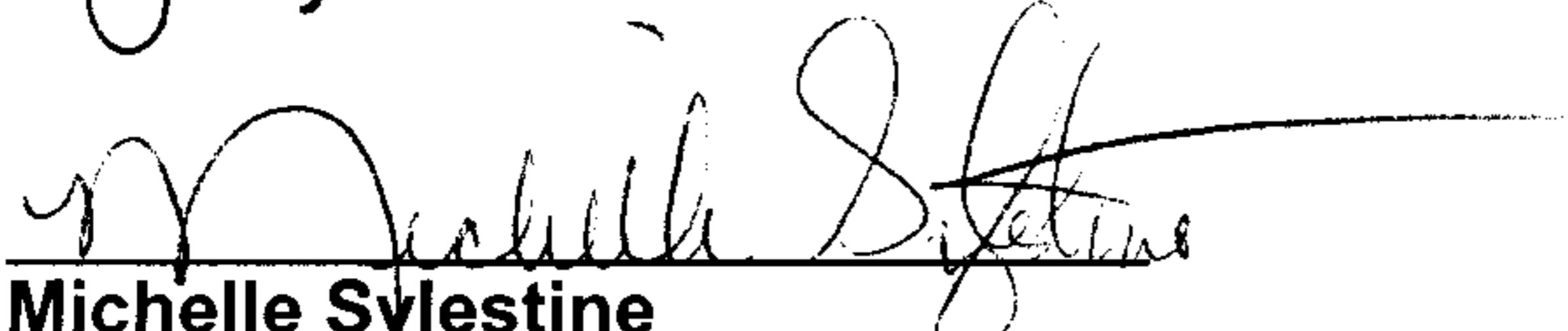
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'Ssuccessors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **29th** day of **June, 2010**.

Shelby County, AL 07/06/2010  
State of Alabama  
Deed Tax : \$11.50

  
Jason Sylestine

  
Michelle Sylestine

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jason Sylestine, and wife, Michelle Sylestine , whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of June, 2010.

