

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

Send Tax Notice To:
Robert L. Harris and Cynthia A. Harris
1333 Legacy Dr.
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY) **JOINT SURVIVORSHIP DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Eight Hundred Fifty Thousand and 00/100 (\$850,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Sterling Companies, LLC, an Alabama Limited Liability Company**, (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Robert L. Harris and Cynthia A. Harris**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:


Lot 523, according to the Survey of Greystone Legacy, 5th Sector, Phase II, as recorded in Map Book 32, Pages 85 A and B, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject To:

- 1) Ad valorem taxes for 2010 and subsequent years not yet due and payable until October 1, 2010.
- 2) Existing covenants and restrictions, easements, building lines and limitations of record.
- 3) Title to all oil, gas and minerals within and underlying the premises, together with all oil 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 Deed Book 121, Page 294 and Real 261, Page 493 in said Probate Office.
- 4) Covenants and Agreement for Water Service as recorded in Real 235, Page 574, amended in Instrument #1992-20786 and in Instrument #1993-20840 in said Probate Office.
- 5) Declaration of Covenants, Conditions and Restrictions for Greystone Legacy as recorded in Instrument #1999-50995, amended in Instrument #2000-4911; amended in Instrument #2000-34390; amended in Instrument #2000-40197; amended in Instrument #2001-16407; amended in Instrument #2001-48193; amended in Instrument #20020823000401390; amended in Instrument #2002100302479580; amended in Instrument #20030220000107790; amended in Instrument #20030424000253400; amended in Instrument #20030507000283000; amended in Instrument #20031023000711510; amended in Instrument #20031105000735500; amended in Instrument #2004012900047160; amended in Instrument #20040521000271310; amended in Instrument #20040927000532560; amended in Instrument #20061013000509240 and amended in Instrument #20070807001236680 in said Probate Office.
- 6) Declaration of Watershed Protective Covenants for Greystone Development as recorded in Instrument #2000-17644, amended in Instrument #20031002000476370 in the Probate Office of Shelby County, Alabama and in Instrument #200213/3404 in the Probate Office of Jefferson County, Alabama.
- 7) Reciprocal Easement Agreement as recorded in Instrument #2001-38396 in the Probate Office of Shelby County, Alabama and in Instrument #200307/9438 in the Probate Office of Jefferson County, Alabama.
- 8) Restrictive Covenants and Grant of Land Easement to Alabama Power Company recorded in Instrument #20040629000355360 and in Instrument #20040910000506100 in said Probate Office.
- 9) Restrictions and Release of Damages as recorded in Instrument #20040325000152820 in said Probate Office.

\$300,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Shelby County, AL 07/22/2010
State of Alabama
Deed Tax : \$550.00


20100722000233260 1/2 \$565.00
Shelby Cnty Judge of Probate, AL
07/22/2010 10:38:25 AM FILED/CERT

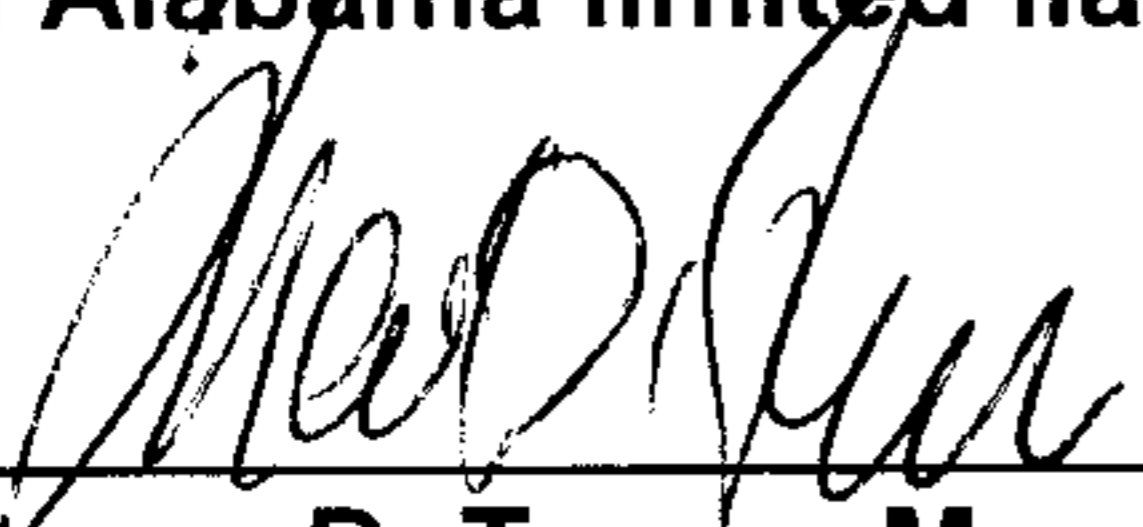
CLAYTON T. SWEENEY, ATTORNEY AT LAW

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 GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is 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 GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the **21st** day of **July**, 2010.

Sterling Companies, LLC
an Alabama limited liability company




Ingram D. Tynes, Member

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)


I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Ingram D. Tynes, whose name as Member of Sterling Companies, LLC, an Alabama Limited Liability Company, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Member and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21st day of July, 2010.



NOTARY PUBLIC
My Commission Expires: 6/5/2011




20100722000233260 2/2 \$565.00
Shelby Cnty Judge of Probate, AL
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