

Prepared by:
D. Barron Lakeman & Associates, LLC
PO BOX 360187
Birmingham, Alabama 35236

Grantees Address:
STS Properties, LLC
2136 Viking Circle
Vestavia, AL 35216

STATE OF ALABAMA

COUNTY OF SHELBY

Statutory Warranty Deed

KNOW ALL MEN BY THESE PRESENTS

That for and in consideration of One Hundred Fifty Thousand and 00/100 (\$150,000.00) Dollars to the undersigned Grantor, Bryant Bank, a corporation in hand paid by STS Properties, LLC, a limited liability company the receipt whereof is acknowledged, the said Bryant Bank, a corporation do/does grant, bargain, sell and convey unto the said STS Properties, LLC, a limited liability company the following described real estate, to-wit:

see attached legal description Exhibit "A"

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$127,500.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

This warranty deed is executed as required by the Articles of Organization and Operating Agreement and the same Articles of Organization and Operating Agreement have not been modified or amended.

To have and to hold the said above described property unto the said party of the second part, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto his heirs and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR by its Executive Vice President, Randall W. Jordan who is authorized to execute this conveyance, hereto set signature and seal this the 3rd day of November, 2010.

Bryant Bank



By: Randall W. Jordan, Executive Vice President

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Randall W. Jordan, whose name as Executive Vice President of Bryant Bank, a 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 officer and with full authority, executed 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 3rd day of November, 2010.

NOTARY PUBLIC

My Commission Expires: 3.3.12

DOUGLAS BARRON LAKEMAN
COMMISSION EXPIRES 3/3/12



20101112000379190 1/2 \$37.50
Shelby Cnty Judge of Probate, AL
11/12/2010 11:52:23 AM FILED/CERT

Shelby County, AL 11/12/2010
State of Alabama
Deed Tax : \$22.50

Exhibit "A"

Begin at the intersection of the East line of County Highway 105 and the North line of the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4, Section 13, Township 20 South, Range 3 West; thence East on said North line to the Northwest line of Montevallo-Ashville Road; thence Southwesterly on the road right of way to the intersection of the East right of way of County Highway 105; thence Northerly on said highway right of way 260 feet to the point of beginning, more particularly described as follows:

Commence at the intersection of the East line of County Highway 105 and the North line of the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4, Section 13, Township 20 South, Range 3 West, Huntsville Meridian; run thence East on said North line for 188.41 feet to the apparent Northwest line of the Montevallo-Ashville Road; run thence South 34°27'06" West along said line for 356.12 feet to the intersection of the East right of way of Shelby County Highway 105; run thence in a Northeasterly direction along said right of way of County Road 105 along a curve to the left having a chord bearing North 02°32'44" East and a chord distance of 293.95 feet and an arc distance of 294.69 feet to the point of beginning.

Said land being in the Northwest 1/4 of the Northwest 1/4 of Section 13, Township 20 South, Range 3 West, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.



20101112000379190 2/2 \$37.50
Shelby Cnty Judge of Probate, AL
11/12/2010 11:52:23 AM FILED/CERT