

SEND TAX NOTICE TO:
Southlake Park Building, LLC
4000 Southlake Park, Suite 200 & 250
Birmingham, Alabama 35244
File No. 10-066

PREPARED BY:
JAMES R. MONCUS, JR.,
Attorney at Law
1313 Alford Avenue
Birmingham, Alabama 35226

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Four Hundred Fifty-Two Thousand Four Hundred Sixty-Five and 00/100 Dollars (\$452,465.00) to the undersigned Grantor,

PROVIDENCE PARK PARTNERS II, L.L.C.

an Alabama Limited Liability Company (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto

SOUTHLAKE PARK BUILDING, LLC, AN ALABAMA LIMITED LIABILITY COMPANY

(herein referred to as Grantee whether one or more) the following described real estate, situated in Shelby County, Alabama, to-wit:

Unit 200 and 250, Building 4000, in Southlake Park, a Condominium, as established by that certain Declaration of Condominium of Southlake Park, a Condominium, which is recorded in Inst. No. 20080731000309270 and amended by First Amendment as recorded in Inst. No. 20081211000463630 and by Second Amendment recorded in Inst. No. 20090928000368020 and Third Amendment recorded in Inst. No. 20091030000406130 and Fourth Amendment as recorded in Inst. No. 20101119000389370, in the Probate Office of Shelby County, Alabama, (to which said Declaration of Condominium a plan is attached and filed for record in Map Book 40, Page 43; Map Book 40, Page 118; Map Book 41, Page 73; and Map Book 41, Page 79 and Map Book 42, Page 31, in said Probate Office; the By-Laws of Southlake Park as referred to in said Declaration of Condominium in Exhibit B, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium of Southlake Park, a Condominium.

SUBJECT TO:

- 1. Subject to ad valorem taxes for the current year and thereafter.**
- 2. Easements and restrictions as shown on Map Book 40, Page 43, Map Book 40, Page 118, Map Book 41, Page 73, Map Book 41, Page 79 and Map Book 42, Page 31.**
- 3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title, created by the Alabama Condominium Ownership Act, Section 35-8A-302 et. Seq., Code of Alabama, 1975, as set forth in the Declaration of Condominium of Southlake Park, a condominium, dated July 25, 2008, and recorded in Inst. No. 20080731000309270 and amended by First Amendment as recorded in Inst. No. 20081211000463630 and by Second Amendment recorded in Inst. No. 20090928000368020 and Third Amendment recorded in Inst. No. 20091030000406130 and Fourth Amendment recorded in Inst. No. 20101119000389370, in the Probate Office of Shelby County, Alabama; in the Articles of Incorporation of Southlake Park Owners Association, Inc., as recorded in LR 200809, Page 29901, in said Probate Office; in the By-Laws of Southlake Park recorded on Exhibit B, in said Probate Office; and in any instrument creating the Estate of interest insured by this policy; and in any allied instrument referred to in any of the instruments aforesaid.**
- 4. Declaration of Condominium including restrictions and conditions as set out in Instrument(s) recorded in Instrument No. 2000-7407 and Instrument No. 2008-30927 and Instrument No. 2008-46363.**

5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 129, Page 572 and Deed 216, Page 103.
6. Right-of-way granted to Alabama Power Company as recorded in Deed 219, Page 734; Instrument No. 2007-49686 and Instrument No. 2006-60183 and Inst. No. 20090424000150660.
7. Right-of-way granted to SHELBY County recorded in Deed 177, Page 38.
8. Covenants set forth in Instrument No. 2006-49730.
9. Easement recorded in Instrument No. 20090424000150660.
10. Mineral and mining rights not owned by the Grantor herein described.

(\$423,000.00 of said purchase price is being paid by a mortgage loan closed and recorded simultaneously herewith and \$195,000.00 of said purchase price is being paid by a mortgage loan closed and recorded simultaneously herewith.)

And the Grantor will warrant and defend the right and title to the above described property into the Grantee against the claims of the Grantor and all persons claiming by, through or under Grantor, but not against the claims of any others.

IN WITNESS WHEREOF, the Grantor, by its duly authorized Member, Byrom Building Corp., has signed and sealed this Deed on this the 29th day of November, 2010. Said Member warrants and represents that it is duly authorized under its Articles of Organization to execute and deliver this deed to the Grantee on behalf of the Grantor.

PROVIDENCE PARK PARTNERS II, L.L.C.

BY: Byrom Building Corp., an Alabama Corporation, its Authorized Member

By: Marty Byrom
By: Marty Byrom, its President
Its: Member

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Byrom Building Corp, by Marty Byrom, its President, whose name as Member of PROVIDENCE PARK PARTNERS II, L.L.C., an Alabama Limited Liability Company, and whose name 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 said instrument, Marty Byrom, as President of Byrom Building Corp, as such Member of Providence Park Partners II, L.L.C., and with full authority, executed the same voluntarily for and as the act for said Limited Liability Company.

Given under my hand and official seal this the 29th day of November, 2010.

James R. Moncus, Jr.
Notary Public - James R. Moncus, Jr.

[NOTARIAL SEAL]

My commission expires: February 23, 2012