

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

Send Tax Notice To:
Savannah Pointe Residential Association,
Inc.
5 Riverchase Ridge, Ste. 200
Birmingham, AL 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten Thousand and 00/100 (\$10,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Beacon Development Company, L.L.P., an Alabama Limited Liability Partnership**, (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Savannah Pointe Residential Association, Inc., an Alabama non-profit 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:

Lot 301, according to the Survey of Savannah Pointe, Sector IV, Phase I, as recorded in Map Book 26, Page 49, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2011 and subsequent years not yet due and payable until October 1, 2011. Existing covenants and restrictions, easements, building lines and limitations of record.

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 GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, executors and administrators, covenants with GRANTEE, and with GRANTEE=S successors 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 successors and assigns, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE=S successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the 30th day of **December, 2010**.

Beacon Development Company, L.L.P.
An Alabama Limited Liability Partnership

By: _____

Its: President

STATE OF ALABAMA)

COUNTY OF SHELBY)

20110112000010690 1/1 \$22.00
Shelby Cnty Judge of Probate, AL
01/12/2011 09:52:39 AM FILED/CERT

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that R. David Bonamy, whose name as President of **Beacon Development Company, L.L.P., an Alabama Limited Liability Partnership**, 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 Instrument, he/she, in his/her capacity as such Officer, executed the same voluntarily for and as the act of said Limited Liability Partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30 day of December, 2010.

William J. McFarland
NOTARY PUBLIC

My Commission Expires: ~~6/5/2011~~ February 8, 2014