


\$ 10.00

Send Tax Notice To:  
St. George Investments, LLC  
1028 Lake Heather Road  
Birmingham, Alabama 35242

  
20111107000335490 1/2 \$25.00  
Shelby Cnty Judge of Probate, AL  
11/07/2011 03:38:30 PM FILED/CERT

Shelby County, AL 11/07/2011  
State of Alabama  
Deed Tax: \$10.00

*This instrument was prepared by:*  
Laurie Boston Sharp,  
Attorney at Law, LLC  
P. O. Box 567  
Alabaster, AL 35007

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## STATUTORY WARRANTY DEED

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STATE OF ALABAMA                    )  
                                                          )  
COUNTY OF SHELBY                )                    **KNOW ALL MEN BY THESE PRESENTS,**

THAT IN CONSIDERATION OF **Ten Dollars (\$10.00) Dollars** and other good and valuable consideration including compliance with orders and provisions of the Circuit Court of Shelby County, Alabama in Case No. DR-2009-900299, the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Ponder Properties, LLC, an Alabama limited liability company**, (herein referred to as Grantor) does grant, bargain, sell and convey unto **St. George Investments, LLC, an Alabama limited liability company**, (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

***Lot 8, according to the Survey of Greystone Highlands Commercial Subdivision, as recorded in Map Book 19, Page 56, in the Probate Office of Shelby County, Alabama***

***Subject to:***

- (A) Taxes for 2011 and subsequent year;
- (B) Mortgage dated 11/27/2007 from Ponder Properties, LLC to Regions Bank recorded in Instrument # 20071128000540830 in the Probate Office of Shelby County, Alabama which the Grantee assumes and agrees to pay;
- (C) Assignment of Rents and Leases dated 11/27/2007 from Ponder Properties, LLC to Regions Bank recorded in Instrument # 20071128000540840 in the Probate Office of Shelby County, Alabama;
- (D) UCC Financing Statement recorded in Instrument # 20071128000540850, showing Ponder Properties as Debtor and Regions Bank as secured party, filed for recorded on 11/28/2007 in the Probate Office of Shelby County, Alabama;
- (E) Terms and conditions of any recorded leases; and
- (F) Permits restrictions, easements and right of ways of record.

This Statutory Warranty Deed is being executed in compliance with the Amendment to the Final Judgment entered by the Circuit Court of Shelby County in Case No. DR 2009-900299, but

shall in no way alter, amend or changes any other obligations set out in said order. If a conflict exists between this Deed and the Amendment to the Final Judgment, then said court order shall be considered the governing document.


NOTE: Grantor certifies this instrument is executed as required by the Articles or Organization and Operating Agreement and that same have not been modified or amended.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal, this 3<sup>rd</sup> day of November, 2011.

**PONDER PROPERTIES, LLC,**  
**an Alabama limited liability company**

  
20111107000335490 2/2 \$25.00  
Shelby Cnty Judge of Probate, AL  
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By: \_\_\_\_\_

**R. Terry Ponder**

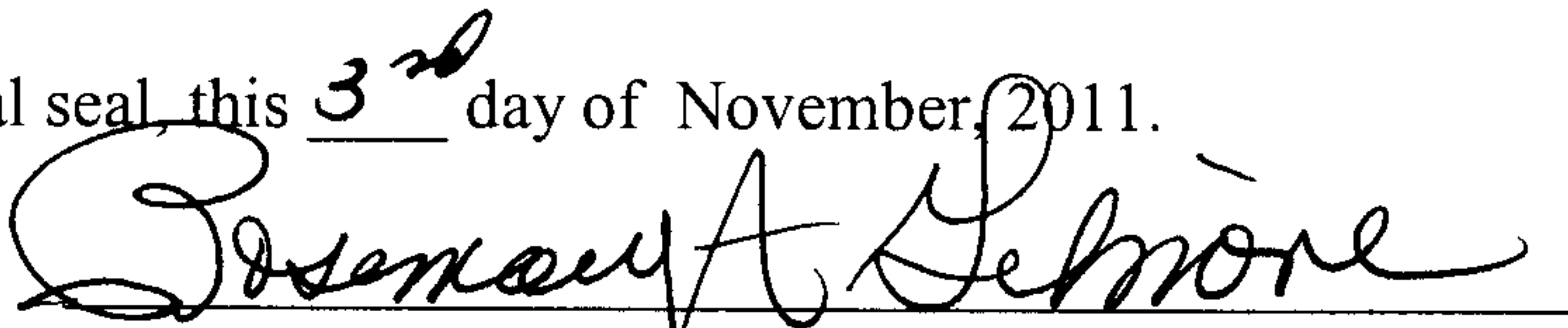
**Its: Managing Member**

STATE OF ALABAMA     )

COUNTY OF SHELBY     )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, R. Terry Ponder, whose names as Managing Member of Ponder Properties, LLC, 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 and with full authority, he executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 3<sup>rd</sup> day of November, 2011.

  
\_\_\_\_\_  
Notary Public  
My commission expires: \_\_\_\_\_

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Oct 10, 2014  
BONDED THRU NOTARY PUBLIC UNDERWRITERS