

5/13/2011  
20111220000385320 1/4 \$158.50  
Shelby Cnty Judge of Probate, AL  
12/20/2011 12:06:56 PM FILED/CERT

This Instrument Was Prepared By:

Thomas G. Amason III  
Balch & Bingham LLP  
P.O. Box 306  
Birmingham, AL 35201

Send Tax Notice To:

Stonecrest Income & Opportunity  
Fund I, LLC  
4300 Stevens Creek Blvd., Ste 275  
San Jose, CA 95129

**STATUTORY WARRANTY DEED**

Shelby County, AL 12/20/2011  
State of Alabama  
Deed Tax: \$137.50

STATE OF ALABAMA     )  
                                     :  
COUNTY OF SHELBY     )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and No/100 Dollars (\$10.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, **COMPASS BANK**, an Alabama banking corporation (herein referred to as "Grantor"), grants, bargains, sells and conveys, subject to the matters set forth below, unto **STONECREST INCOME & OPPORTUNITY FUND I, LLC**, a limited liability company, (herein collectively referred to as "Grantee"), the real estate situated in Shelby County, Alabama described on **Exhibit "A"** hereto, together with all appurtenances thereto, if any (the "Property").

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

The Property is conveyed to the Grantee subject to the following:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levels taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings whether or not shown by the records of such agency or by the Public Records.
2. Mineral, mining, oil and gas and related rights and privileges not owned by the Grantor, if any.
3. Encroachments, overlaps, boundary line disputes and other matters that would be revealed by an accurate survey or inspection of the Property.
4. Riparian and littoral rights of third parties, if any, and any right, title or interest of the State of Alabama with respect to any stream on the Property, if any.
5. Rights of third parties, including the public at large, with respect to any portion of the Property located in a public right of way, if any.

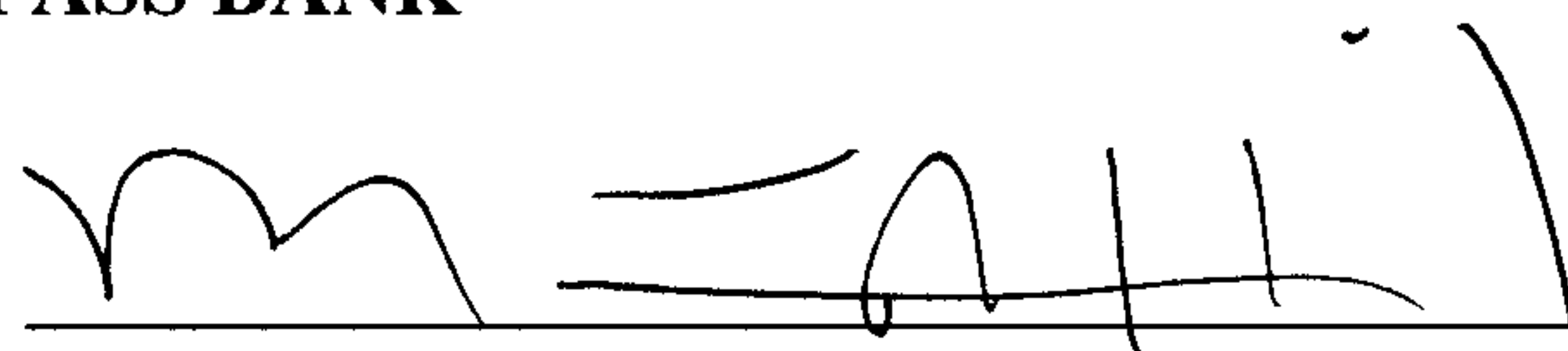
6. Easements, covenants, reservations, conditions and restrictions of record.
7. Any statutory right of redemption held by others under Section 6-5-248 of the Code of Alabama (1975), as the same may be amended from time to time or any successor statute.
8. Utility easements and facilities serving the Property, whether of record or not.
9. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
10. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
11. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
12. Taxes and assessments for the year 2012 and subsequent years and not yet due and payable.
13. Easements, encumbrances, restrictive covenants and all other matters of record shown in the Probate Office of Shelby County, Alabama.
14. Building line(s) as shown by recorded map.
15. Restrictions as shown by recorded map.
16. No further subdivision of lots as restricted by recorded map.
17. Easement to ingress and egress and public utilities recorded in Instrument 20030109000018170 in the Probate Office of Shelby County, Alabama.
18. Transmission line permit to Alabama Power Company, recorded in Book 142, Page 246, Book 306, Page 398 and Book 102, Page 143, in the Probate Office of Shelby County, Alabama.
19. Mineral and mining rights and rights incident thereto recorded in Instrument 1994-5516, Instrument 1994-5517 and Instrument 1994-25553, in the Probate Office of Shelby County, Alabama.

*[Signature appears on following page.]*

IN WITNESS WHEREOF, Grantor has hereunto caused this conveyance to be executed effective as of December 16, 2011.

**COMPASS BANK**

By:

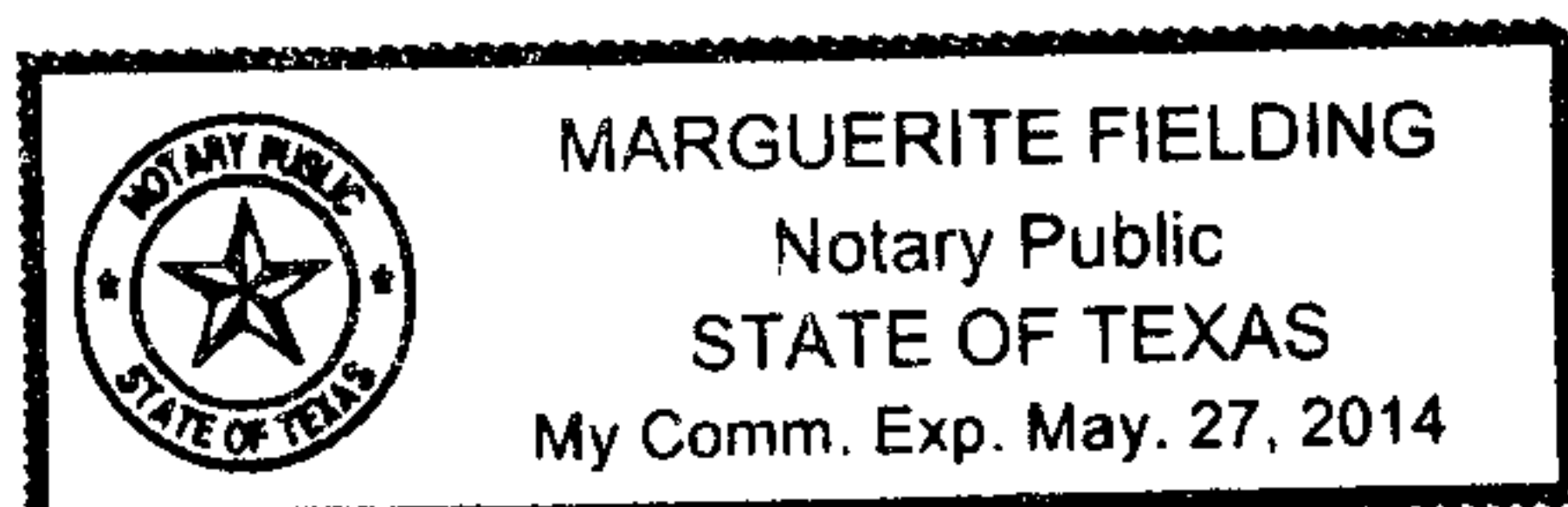
  
Its: VICE PRESIDENT

STATE OF TEXAS )

COUNTY OF DALLAS )

I, the undersigned Notary Public in and for said County in said State, hereby certify that MATTHEW HICKEY, whose name as Vice President of **COMPASS BANK**, an Alabama banking corporation, 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 15th day of December, 2011.



[Notarial Seal]

  
Notary Public


My Commission expires: \_\_\_\_\_



## **EXHIBIT A TO DEED**

### **Description of Property**

Lot 3, according to the Survey of Yellowleaf Plateau, 2nd Sector, as recorded in Map Book 34, page 46, in the Probate Office of Shelby County, Alabama.

  
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