

Send tax notice to:
SHANNISE C. SPRUEL
4932 STONECREEK WAY
CALERA, AL, 350401

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2012080

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Twenty-Seven Thousand and 00/100 Dollars (\$127,000.00) in hand paid to the undersigned, SIERRA BUILDING COMPANY, LLC, A LIMITED LIABILITY COMPANY (hereinafter referred to as "Grantor") by SHANNISE C. SPRUEL (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 46, ACCORDING TO THE FINAL PLAT OF STONE CREEK, PHASE 5, PLAT ONE, LAKE SECTOR, AS RECORDED IN MAP BOOK 39, PAGE 22, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2011 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2012.
2. RIGHT OF WAY GRANTED TO SHELBY COUNTY AS SET FORTH IN DEED BOOK 211, PAGE 620, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA
3. EASEMENT TO SOUTHERN NATURAL GAS COMPANY AS RECORDED IN DEED BOOK 88, PAGE 564, AND DEED BOOK 90, PAGE 241, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 103, PAGE 170, DEED BOOK 136, PAGE 330, DEED BOOK 129, PAGE 451 AND DEED BOOK 205, PAGE 674.
5. ANNEXATION INTO THE CITY OF CALERA AS RECORDED IN INSTRUMENT NO. 20060414000174780.
6. DISTRUBUTION EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT NO. 20071114000522170.
7. SUBJET TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT NO. 20031218000815660 AND AMENDED IN INSTRUMENT NO. 20070807000369200 AND FIFTH AMENDMENT TO ADD PHASE V AS RECORDED IN INSTRUMENT NO. 20071010000471450, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. ARTICLES OF INCORPORATIONOF STONE CREEK HOMEOWNERS' ASSOCIATION, INC. AS RECORDED IN INSTRUMENT NO. 20031218000815670.
9. SUCH STATE OF FCTS AS SHOWN ON HE FINALPLAT OF STONE CREEK PHASE 5, PLAT ONE, LAKE SECTOR, AS RECORDED IN MAP BOOK 39, PAGE 22, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, INCLUDING BUT NOT LIMITED TO:
10. 10 FOOT EASEMENT ALONG REAR LOT LINE FOR DRAINAGE AND UTILITIES; 5 FOOT SIDE EASEMENT FOR DRAINAGE AND UTILITIES; 3 FOOT UTILITY EASEMENT ALONG FRONT LOT LINE; 7.5 FOOT DRAINAGE EASEMENT ALONG WEST LOT LINE; BUILDING

AND SETBACK LINES OF 20 FOOT ON FRONT LOT LINE AND 25 FOOT ON REAR LOT LINE; BUILDING AND SET BACK LINES OF 3 FOOT ON SIDE LOT LINES WITH A MINIMUM OF 10 FEET BETWEEN HOMES AND ANY NOTES AS SET OUT PER RECORDED PLAT.


\$129,591.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, SIERRA BUILDING COMPANY, LLC, by BILLY GOSSETT, its , who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 2nd day of March, 2012.

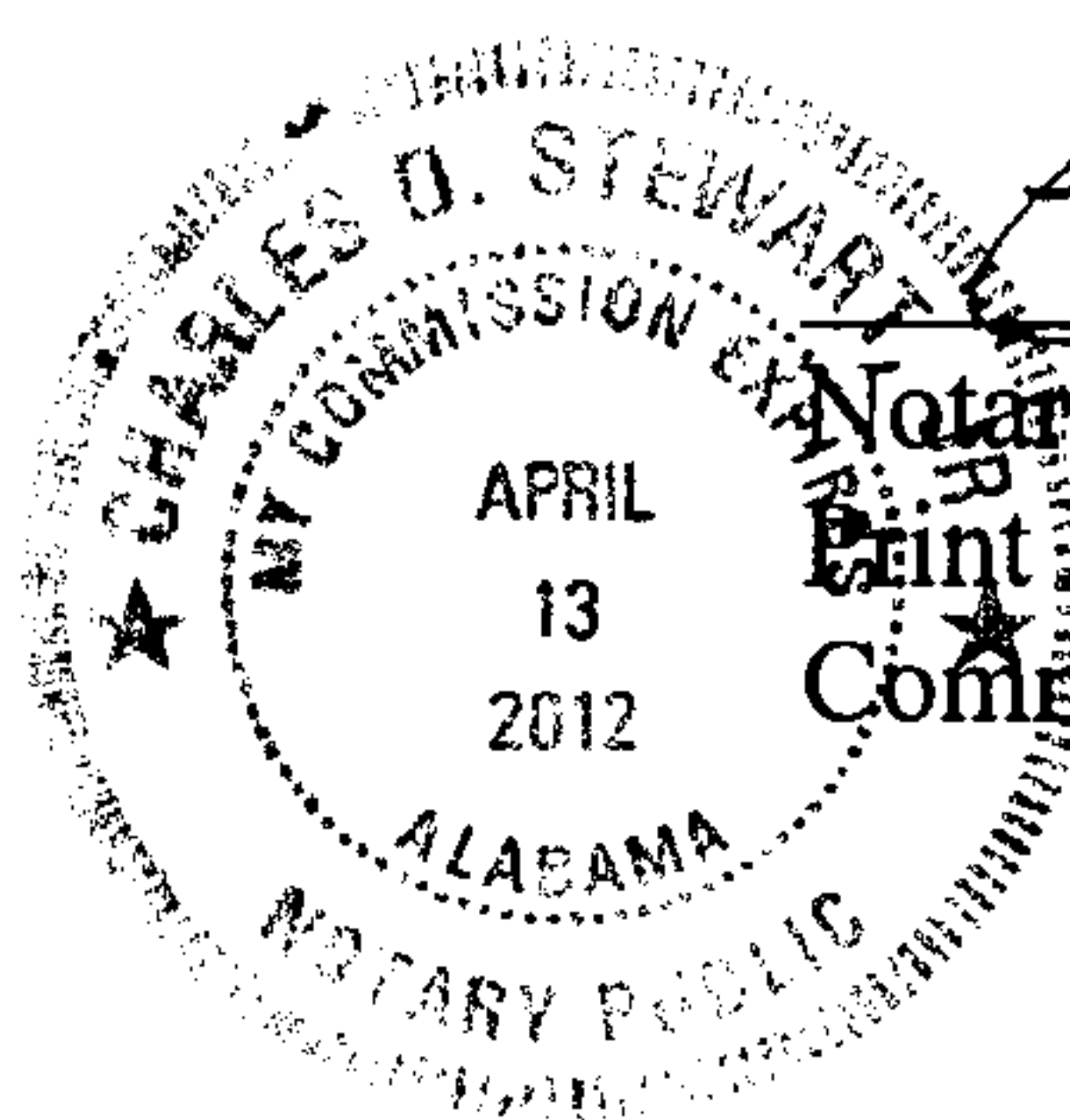
SIERRA BUILDING COMPANY, LLC


BY: BILLY GOSSETT
ITS: MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BILLY GOSSETT, whose name as MEMBER of SIERRA BUILDING COMPANY, LLC is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 2nd day of March, 2012.



Notary Public

Print Name:

Commission Expires:


4-13-12