

Send tax notice to:
MATTHEW T. YARBROUGH
4923 STONECREEK WAY
CALERA, AL, 35040

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

STATE OF ALABAMA

2012078

Shelby COUNTY

WARRANTY DEED


KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Twenty-Nine Thousand Nine Hundred and 00/100 Dollars (\$129,900.00) in hand paid to the undersigned, SIERRA BUILDING COMPANY, LLC, A LIMITED LIABILITY COMPANY (hereinafter referred to as "Grantor") by MATTHEW T. YARBROUGH AND HILLARY MARIE YARBROUGH (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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 48, 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 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 IN THE CITY OF CALERA AS RECORDED IN INSTRUMENT NO. 20060414000174780.
6. DISTRIBUTION EASEMENT OF ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT NO. 20071114000522170.
7. SUBJECT 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 INCORPORATION OF STONE CREEK HOMEOWNERS' ASSOCIATION, INC. AS RECORDED IN INSTRUMENT NO. 20031218000815670.
9. SUCH STATE OF FACTS AS SHOWN ON 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.


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\$132,650.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, SIERRA BUILDING COMPANY, LLC, by BILLY GOSSETT, its MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 30th day of March, 2012.

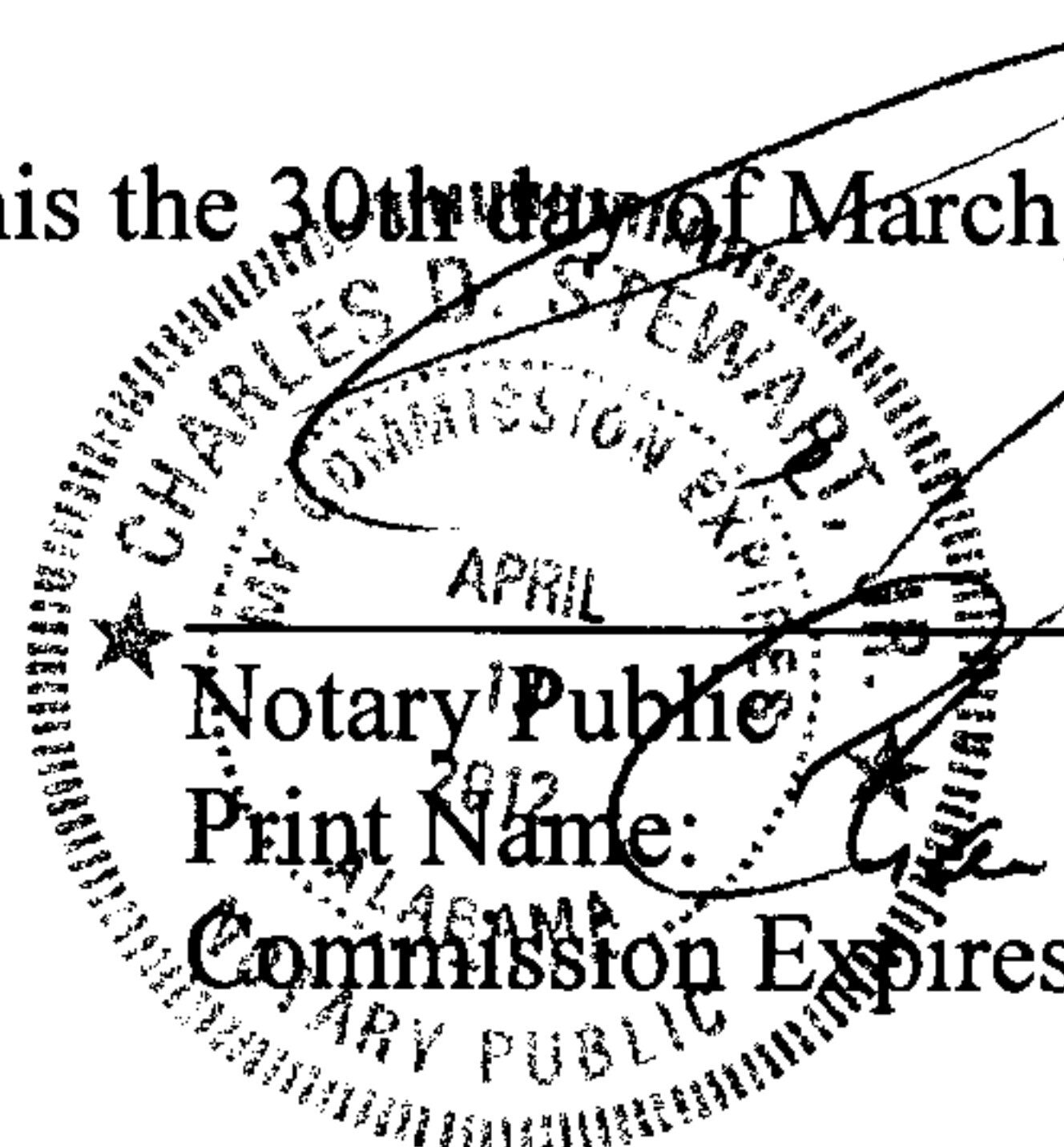
SIERRA BUILDING COMPANY, LLC


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 30th day of March, 2012.


Notary Public
Print Name: Charles D. Stewart
Commission Expires: 4-13-13


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