

This instrument was prepared by:

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20120504000158010 1/4 \$22.00
Shelby Cnty Judge of Probate, AL
05/04/2012 03:42:45 PM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of Ten and No/100 Dollars (\$10.00) to the undersigned **GERALD DENNIS O'BRIEN**, a married man (the "Grantor"), in hand paid by **2191 PARKWAY LAKE, L.L.C.**, an Alabama limited liability company (the "Grantee"), the receipt of which is hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantee that certain real estate situated in Shelby County, Alabama, and more particularly described on the attached Exhibit "A".

SUBJECT TO exceptions, if any, listed on the attached Exhibit "A".

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

And subject to the foregoing, Grantor does for himself, his heirs and assigns, covenant with Grantee, its successors and assigns, that he will warrant and his heirs and assigns will warrant and forever defend the right and title to the said premises unto Grantee, its successors and assigns, against the claims of all persons owning, holding, or claiming by, through, or under Grantor, which claims are based upon matters occurring subsequent to Grantor's acquisition of the premises, and prior to the time of delivery of this deed.

THE REAL ESTATE CONVEYED HEREBY IS NOT THE HOMESTEAD OF GRANTOR OR GRANTOR'S SPOUSE.

IN WITNESS WHEREOF, Grantor has hereto set his signature, this the 26 day of April, 2012.

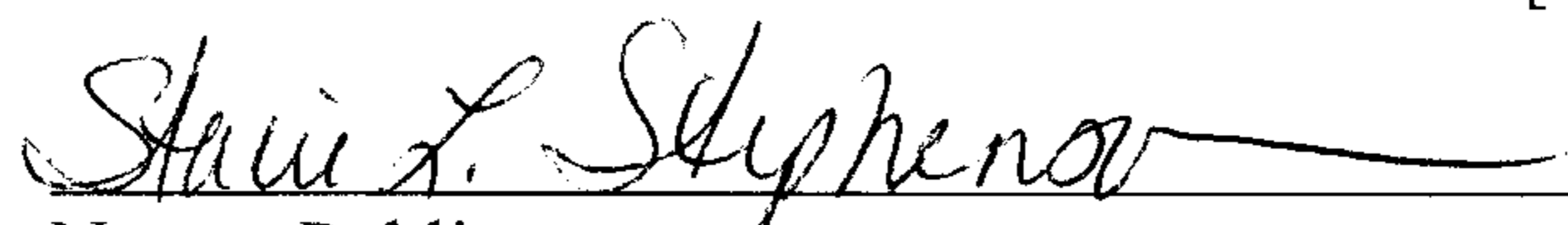

Gerald Dennis O'Brien

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Gerald Dennis O'Brien, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me that, being informed of the contents of such instrument, he executed the same voluntarily.

Given under my hand and official seal, this the 26 day of April, 2012.

[SEAL]


Notary Public

My Commission Expires: **NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar 1, 2014
BONDED THRU NOTARY PUBLIC UNDERWRITERS**



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EXHIBIT "A"

Lot 1, according to the survey of Morning Star Daycare, as recorded in Map Book 20, page 121, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

All taxes for the year 2012 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the Land.

Rights or claims of parties in possession not shown by the public records.

Easements or claims of easements, not shown by the public records.

Any lien or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.

Taxes or special assessments which are not shown as existing liens by the public records.

Any reappraisal, adjustment, and/or escape taxes which may become due by virtue of any action of the Tax Assessor, Tax Collector, or Board of Equalization.

Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand and gravel in, on, and under subject property. Anything to the contrary notwithstanding this commitment and the final policy does not attempt to set out the manner in which any oil, gas, or mineral rights, or any in rights relating thereto are vested, including drilling, right of entry, or other rights, privileges and immunities relating thereto, together with any release of liability or damage to persons or property as a result of the exercise of such rights.

Subject to all matters as set forth and as shown on the plat recorded in Plat Book 20, Page 121 of the Public Records of Shelby County, Alabama

Covenants, conditions, and restrictions as set forth in Deed(s) recorded in Book 15, Page 189, Book 19, Page 633, Book 13, Page 50, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap,

familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c)

35' building lines and 7.5' easement along East line as shown on Plat Book 20, Page 21.

Mineral and Mining Rights recorded in Instrument 1995-30469, in the Probate Office of Shelby County, Alabama.

Matters of survey as shown on the survey by Michael R. Bridges, PLS No. 25650, Gonzalez-Strength & Associates, Inc., Project Number 26937 (Morning Star Daycare), dated April 11, 2012.



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