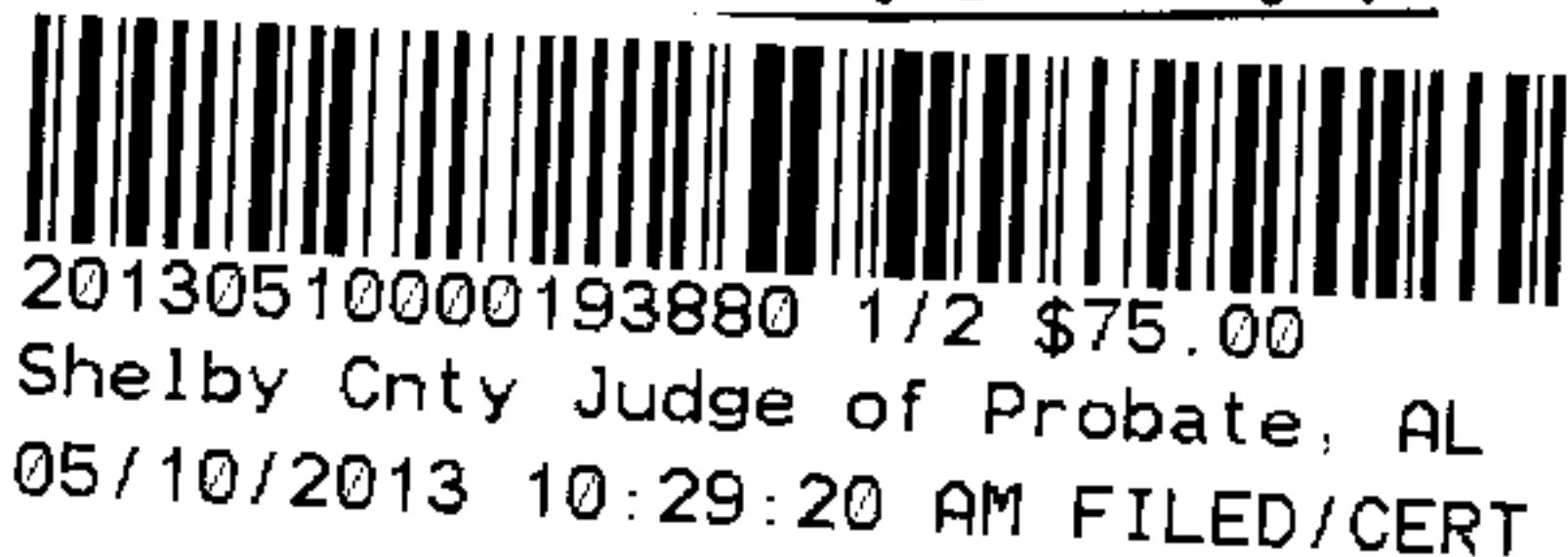


This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:
NICHOLAS DABBS
2001 BELVEDERE CIR,
BIRMINGHAM, AL.
35242



STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Sixty Thousand and 00/100 Dollars (\$60,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Saulter Road Partners, LLC, whose mailing address is P.O. Box 520, Chelsea, AL 35043 herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Nicholas M. Dabbs, (herein referred to as Grantee, whether one or more) whose mailing address is 2001 BELVEDERE CIRCLE, BIRMINGHAM AL. 35242, in the following described real estate, situated in Shelby County, Alabama, the address of which is 118 Carriage Creek Path, Chelsea, AL 35043, to-wit:

Lot 14, according to the Final Plat of Carriage Creek Subdivision, as recorded in Map Book 35, Page 135, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 2013 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor; (4) Restrictions shown on recorded map; (5) Restrictions, covenants and conditions as recorded in Probate Office; (6) Homeowners Association dues; (7) The environmental condition of the property including, but not limited to, sinkholes, underground mines, tunnels and limestone formations and deposits.

In the event construction has not commenced on a dwelling on the property conveyed within eighteen months of the date of this deed, Grantor shall have the right, but not the obligation to repurchase the property conveyed free and clear of monetary encumbrance for \$60,000.00. Such repurchase right shall expire 30 months from today's date.

This instrument has been executed as required by the Articles of Organization, Operating Agreement and First Amendment to Operating Agreement of the Grantor.

\$46,000.00 of the consideration recited herein was derived from a mortgage loan closed simultaneously herewith.

Seller represents that there are no homeowners assessments or municipal and/or fire due assessments owing against the property conveyed.

TO HAVE AND TO HOLD to the said Grantee, his, heirs, successors and assigns forever.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 30 day of APRIL, 2004.

Shelby County, AL 05/10/2013
State of Alabama
Deed Tax: \$60.00

Saulter Road Partners, LLC
By: Michael McDonald Strong - member
Michael McDonald Strong, Managing Member

STATE OF ALABAMA)
JEFFERSON COUNTY)

LLC ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Michael McDonald Strong as Managing Member of Saulter Road Partners, LLC, whose name 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 this instrument, he, in their capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 30 day of APRIL, 2013.

[Signature]
Notary Public
My Commission Expires: 3.1.14

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name
Saulter Road Partners, LLC
Mailing Address
P.O. Box 520
Chelsea, AL 35043
Property Address
118 Carriage Creek Path
Chelsea, AL 35043

Grantee's Name
Nicholas M. Dabbs
Mailing Address

Date of Sale
April 30, 2013

Total Purchase Price \$60,000.00
or
Actual Value \$
or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

____ Bill of Sale X Sales Contract ____ Closing Statement ____ Appraisal
____ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property: both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate, I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 4-30-13

Print JAMES F. BURFORD III

____ Unattested _____
(Verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that James F. Burford III, whose name is signed to the foregoing Real Estate Sales Validation Form, and who is known to me, acknowledged before me this day that, being informed of the contents of said Real Estate Sales Validation Form, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of April, 2012.

[Signature]
Notary Public
My Commission Exp. 10.22.14



20130510000193880 2/2 \$75.00
Shelby Cnty Judge of Probate, AL
05/10/2013 10:29:20 AM FILED/CERT