

STATE OF ALABAMA)
SHELBY COUNTY)

20041208000671790 Pg 1/1 324.50
Shelby Cnty Judge of Probate,AL
12/08/2004 12:51:00 FILED/CERTIFIED

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of THREE HUNDRED THIRTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$313,500.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **26/31, LLC, an Alabama Limited Liability Company** (GRANTOR) does grant, bargain, sell and convey unto **SUNSHINE, LLC, an Alabama Limited Liability Corporation (GRANTEE)** in and to the following described real estate situated in SHELBY COUNTY, ALABAMA to wit:

LOT 12, ACCORDING TO THE FINAL PLAT OF SAGINAW COMMERCIAL PARK, PHASE 2, AS RECORDED IN MAP BOOK 30, PAGE 60, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 1, 2005.

EASEMENTS, RESTRICTIONS AND BUILDING LINES AS SHOWN ON RECORDED MAP.

RESTRICTIONS APPEARING OF RECORD IN INST. #2001/29295.

MINERALS AND MINING RIGHTS NOT OWNED BY GRANTOR.

SOME OF THE PROCEEDS USED TO ACQUIRE THE PROPERTY CAME FROM THE PROCEEDS OF A 1031 LIKE-KIND EXCHANGE.

TO HAVE AND TO HOLD unto the said **GRANTEE** its successors and assigns forever; And said GRANTOR does for itself, its successors, and assigns covenant with said **GRANTEE**, its successors and assigns that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted 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 same **GRANTEE**, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the **19** day of NOVEMBER, 2004.

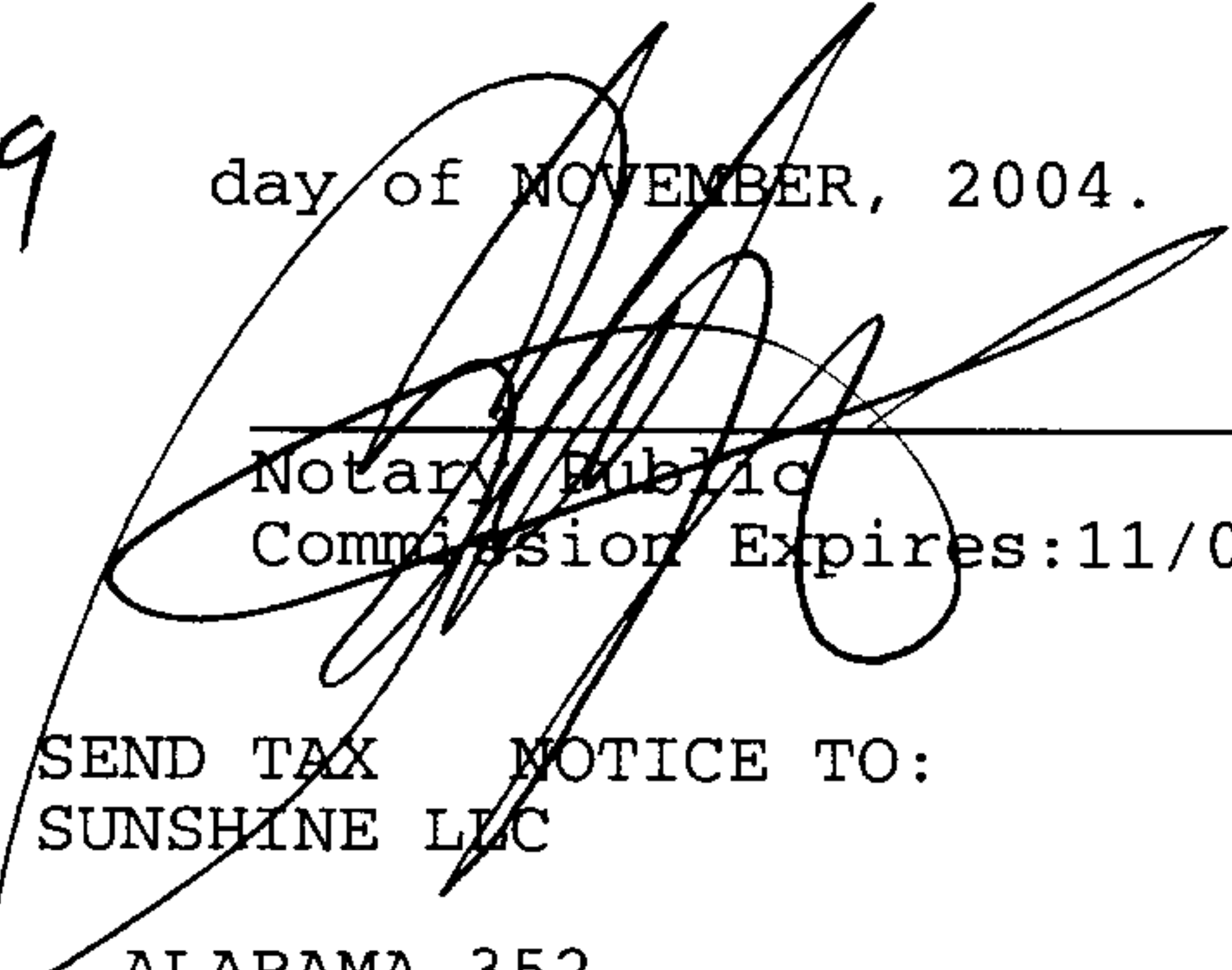
**26/31, LLC, an Alabama
Limited Liability Company**


RANDALL H. GOGGANS
ITS MEMBER

STATE OF ALABAMA
JEFFERSON COUNTY

I, GENE W. GRAY, JR., a Notary Public in and for said County in said State, hereby certify that, **RANDALL H. GOGGANS**, whose name as MEMBER of **26/31, LLC, an Alabama Limited Liability Company** is signed to the foregoing instrument and who is personally known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she as such Officer, and with full authority, executed the same voluntarily for and as the act of **26/31, LLC, an Alabama Limited Liability Company**.

Given under my hand and seal this **19** day of NOVEMBER, 2004.


Notary Public
Commission Expires:11/09/06

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,
SUITE 638
BIRMINGHAM, AL 35209
205 879 3400

SEND TAX NOTICE TO:
SUNSHINE LLC
ALABAMA 352