

Send tax notice to:  
Neil Eggers  
303 Devon Drive  
Birmingham, AL 35209

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #345  
Birmingham, Alabama 35243  
BHM 05 01745

STATE OF ALABAMA  
COUNTY Shelby

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Forty Seven Thousand and 00/100 Dollars (\$47,000.00) in hand paid to the undersigned, Liberty Cove, LLC, an Alabama Limited Liability Company (hereinafter referred to as "Grantor") by Neil Eggers (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 11, according to the Survey of Liberty Cove, as recorded in Map Book 34, Page 49, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:  
ADVALOREM TAXES DUE OCTOBER 01, 2005 AND THEREAFTER.

\$250,000.00 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, Grantor, Liberty Cove, LLC, an Alabama Limited Liability Company by Randy C. Greenhill, its MEMBER who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 23rd day of February, 2005.

Liberty Cove, LLC  
an Alabama Limited Liability  
Company

By: Randy C. Greenhill

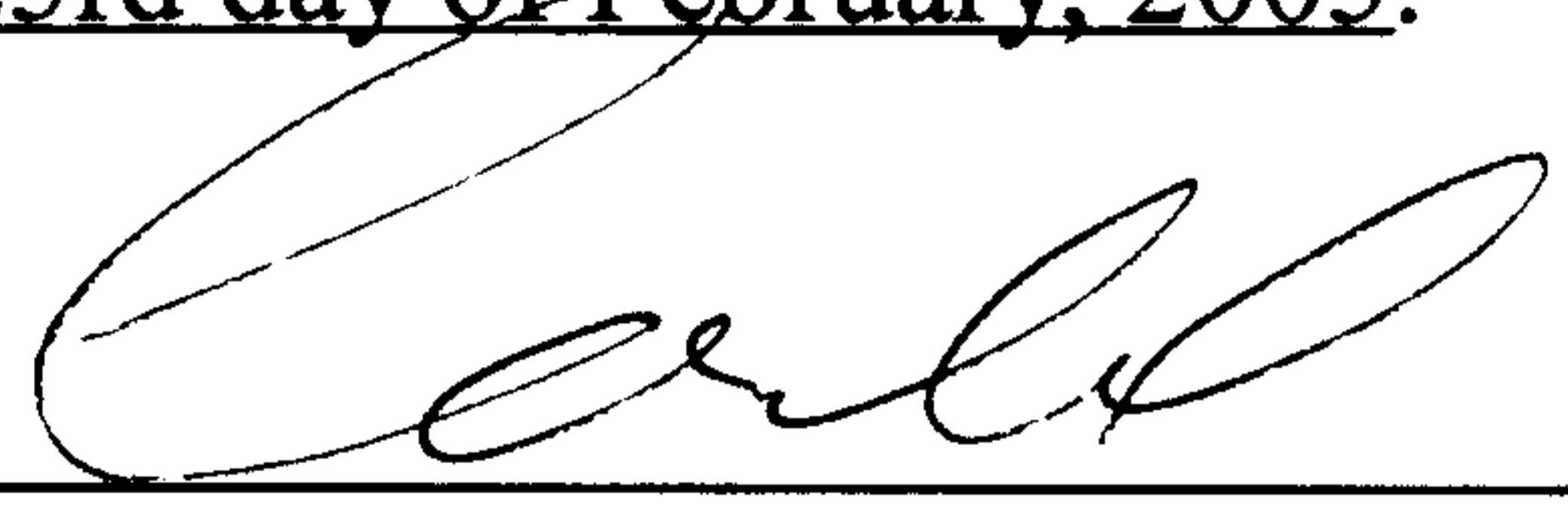
ITS MEMBER

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randy C. Greenhill, whose name as its MEMBER of Liberty Cove, LLC, an

Alabama Limited Liability Company, 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, she/he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 23rd day of February, 2005.

  
\_\_\_\_\_  
Notary Public  
Print Name: Charles D. Stewart, Jr.  
Commission Expires: 4-13-08

