

GENERAL WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of

Forty-One Thousand and 00/100 (\$41,000.00)

to the undersigned Grantor,

Sunburst, L.L.C.

an Alabama Limited Liability Company, (herein referred to as Grantor) does by these presents grant, bargain, sell and convey unto

BENCO, L.L.C.

(herein referred to as Grantee, whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 13, according to the Survey of Inverness Green, as recorded in Map Book 21, Page 6, in the Probate Office of Shelby County, Alabama.

Subject to covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 1997 and subsequent years not yet due and payable.

Subject to Mineral and Mining rights of record and all rights and privileges incident thereto.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 said Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by and through **Patricia S. Clay and Norman Clay, Members**, who are authorized to execute this conveyance, hereunto set its signature and seal this **31st** day of **March, 1997**.

Sunburst, L.L.C.

By: Patricia S. Clay
Patricia S. Clay, Member

By: Norman Clay
Norman Clay, Member

Inst # 1997-11255

04/11/1997-11255
09:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Patricia S. Clay and Norman Clay** whose names as **Members of Sunburst, L.L.C.**, an Alabama Limited Liability Company, is signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they as a members of said Limited Liability Company and with full authority executed the same voluntarily for and as the act of said Limited Liability Company on the day the same bears date.

Given under my hand and official seal, this **31st** day of **March, 1997**.



Notary Public
My commission expires: 09/21/98

97028RB

This instrument prepared by:

W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOC., P.C.
200 Cahaba Park South, Suite 104
Birmingham, AL 35242

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