

7341

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:	SEND TAX NOTICE TO:
R. Shan Paden PADEN & PADEN Attorneys at Law 5 Riverchase Ridge, Suite 100 Birmingham, Alabama 35244	BIRDWELL BUILDING CO., INC. PO BOX 36455 BIRMINGHAM, AL 35236
STATE OF ALABAMA)	
COUNTY OF SHELBY)	

WARRANTY DEED

Know All Men by These Presents: That in consideration of FIFTY TWO THOUSAND DOLLARS and 00/100 (\$52,000.00) to the undersigned grantor, RIVERWOODS PROPERTIES, LLC an Alabama Limited Liability company, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto BIRDWELL BUILDING CO., INC. (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 203, ACCORDING TO THE SURVEY OF RIVERWOODS SECOND SECTOR, AS RECORDED IN MAP BOOK 29, PAGE 78, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2001 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2002.
2. 25 FOOT BUILDING LINE ON FRONT AND REAR AND 7.5 FOOT BUILDING LINE ON SIDES, AS SHOWN ON RECORDED MAP.
3. RESTRICTIONS AS SHOWN BY RECORDED MAP.
4. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN REAL 112, PAGE 876; REAL 328 PAGE 1; REAL 247, PAGE 599 AND REAL 247, PAGE 636 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. OIL AND GAS LEASE AS RECORDED IN REAL 370, PAGE 923, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. RIGHT OF WAY TO SOUTHERN NATURAL GAS CORPORATION RECORDED IN INSTRUMENT 2001-54741, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT 2002-7338 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$224,960.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, 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, 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 said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, RIVERWOODS PROPERTIES, LLC, by its MANAGING MEMBER, PZ, INC. BY ITS SECRETARY, JILL Z. HUBBARD who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 20TH DAY OF JUNE, 2002.

RIVERWOODS PROPERTIES, LLC
PZ, INC., ITS MANAGING MEMBER

By: 
JILL Z. HUBBARD
ITS: SECRETARY

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JILL Z. HUBBARD, whose name as SECRETARY OF PZ, INC., THE MANAGING MEMBER of RIVERWOODS PROPERTIES, LLC, an Alabama Limited Liability Company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this the 20TH DAY OF JUNE, 2002.


Notary Public

My commission expires: 10.2.05