

WARRANTY DEED

20020814000385590 Pg 1/1 20.50
Shelby Cnty Judge of Probate, AL
08/14/2002 15:08:00 FILED/CERTIFIED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Eamonn J. Walsh, Jr.
833 Daventry Lane
Calera, AL 35040

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of ONE HUNDRED FIFTEEN THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$115,900.00), to the undersigned grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **SUNBURST, LLC**, a limited liability company, (herein referred to as Grantor) do grant, bargain, sell and convey unto **EAMONN J. WALSH, JR.** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 99-B, according to the Survey of Daventry, Sector II, as recorded in Map Book 28, Page 100, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, right of ways, limitations, if any, of record.

\$106,490.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

This instrument is executed as required by the Articles of Organization and Operational Agreement and that same have not been modified or amended.

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

And it does for itself, its successors and assigns covenant with said Grantee, his 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; that its successors and assigns shall, warrant and defend the same to the said Grantee, his heirs, and assigned forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Sunburst, LLC, the said Grantor, by Patricia S. Clay, its President who is authorized to execute this conveyance, has hereto set its signature and seal, this 13th day of August, 2002.

SUNBURST, LLC

By:

Patricia S. Clay, Pres
Patricia S. Clay,
its President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that PATRICIA S. CLAY, whose name as PRESIDENT of SUNBURST, LLC, a 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, she, in her capacity 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 and official seal, this the 13th day of August, 2002.

Frank Bynum
Notary Public

My Commission Expires: 11/20/2004