

WARRANTY DEED

20021220000637860 Pg 1/1 35.00  
Shelby Cnty Judge of Probate, AL  
12/20/2002 14:12:00 FILED/CERTIFIED

This Instrument Was Prepared By:

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

SEND TAX NOTICE TO:

Elise P. Clay  
724 Wynlake Cove  
Montevallo, AL 35115

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FORTY FOUR THOUSAND AND NO/100 DOLLARS (\$144,000.00), 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 **ELISE P. CLAY** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 113, according to the Survey of Wynlake, Phase 4C, as recorded in Map Book 29, Page 15, in the Probate Office of Shelby County, Alabama.

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

\$95,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.  
\$25,000.00 of the purchase price recited above was paid from a second 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, her heirs and assigns, forever.

And it does for itself, its successors and assigns covenant with said Grantee, her 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, her 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 18th day of December, 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 18th day of December, 2002.

Frank K. Bynum  
Notary Public

My Commission Expires: 11/20/2004