

## WARRANTY DEED

This instrument was prepared by:  
B. CHRISTOPHER BATTLES  
3150 HIGHWAY 52 WEST  
PELHAM, AL. 35124

Send tax notice to:  
Sunburst, LLC  
7045 Inverness Green Lane  
Birmingham, Alabama 35242

### STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred twenty five thousand and no/100 (\$125,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, **Cornerstone Investments, LLC and KenCar Development, Inc.** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Sunburst, LLC** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lots 23, 24, 25, 26, and 27, according to the Final Plat of Park Forest Village, as recorded in Map Book 31, Page 51, in the Probate Office of Shelby County, Alabama.**

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 28<sup>th</sup> day of May, 2003.

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**Cornerstone Investments, LLC**  
By: Randy Goodwin  
Its: Managing Member

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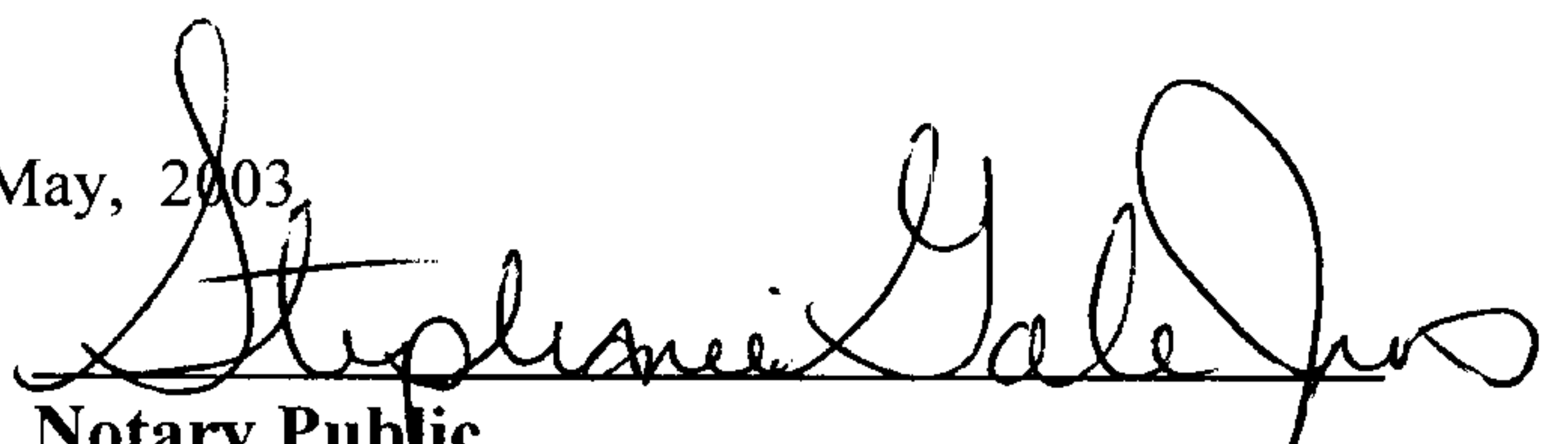


**KenCar Development, Inc.**  
By: Kenneth Carter  
Its: President

### STATE OF ALABAMA COUNTY OF SHELBY

I, Stephanie Gale Jones, a Notary Public in and for said County, in said State, hereby certify that **Randy Goodwin** whose name(s) as **Managing Member of Cornerstone Investments, LLC** and as **President of KenCar Development, Inc.**, 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 this conveyance, he executed the same voluntarily as the act of said limited liability company and corporation, respectively on the day the same bears date.

Given under my hand and official seal, this 28<sup>th</sup> day of May, 2003.



**Notary Public**  
My Commission Expires: 02-26-05