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20030821000551470 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
08/21/2003 08:56:00 FILED/CERTIFIED

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

BIRDWELL BUILDING COMPANY, INC.

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED THIRTY TWO THOUSAND FIFTY DOLLARS and 00/100 (\$132,050.00) 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 COMPANY, INC., (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOTS 455, 456 AND 479 RIVERWOODS PHASE III, FOURTH SECTOR AS RECORDED IN MAP BOOK 31, PAGE 89 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. 15 FOOT BUILDING LINE AS SHOWN BY RECORDED MAP. (LOTS 455 AND 456)
2. 25 FOOT BUILDING LINE AS SHOWN BY RECORDED MAP. (LOT 479 ONLY)
3. RESTRICTIONS AS SHOWN BY RECORDED MAP.
4. 15 FOOT STORM SEWER EASEMENT ON SOUTH AS SHOWN BY RECORDED MAP. (LOT 456 ONLY)
5. 7 ½ FOOT STORM SEWER EASEMENT ON EAST AND WEST AS SHOWN BY RECORDED MAP. (LOT 479 ONLY)
6. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN REAL 112, PAGE 876; REAL 238, PAGE 1; REAL 247, PAGE 599 AND REAL 247, PAGE 636 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. OIL AND GAS LEASE AS RECORDED IN REAL 370, PAGE 923 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. RIGHT OF WAY TO SOUTHERN NATURAL GAS CORPORATION RECORDED IN INSTRUMENT 2001-54741 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
9. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT 2002-7338 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$132,050.00 of the consideration herein was derived from 3 individual mortgages 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 SEC OF PZ, INC MANAGING MEMBER, JILL HUBBARD who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 14th day of August, 2003.

RIVERWOODS PROPERTIES, LLC

By: 

JILL HUBBARD, SEC OF PZ, INC MANAGING MEMBER

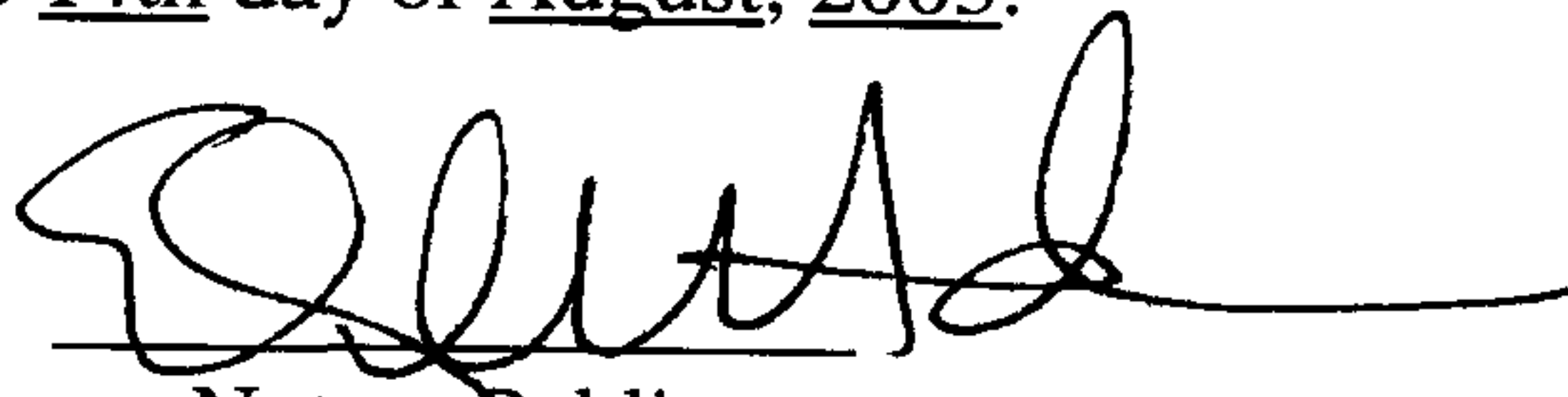
STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JILL HUBBARD, whose name as SEC OF PZ, INC 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 14th day of August, 2003.


Notary Public

My commission expires: 10.2.05