

10227
CD.

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

SUNBURST, LLC

PADEN & PADEN
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 FIFTY NINE THOUSAND DOLLARS and 00/100 (\$59,000.00) 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 SUNBURST, LLC, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 217 ACCORDING TO THE FINAL PLAT RIVERWOODS SECOND SECTOR FIRST ADDITION AS RECORDED IN MAP BOOK 30, PAGE 127 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2003 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2004.
2. 25 foot building line as shown by recorded map.
3. Restrictions appearing of record in Real 112, page 876 and real 328, page 1 in the Probate Office of Shelby County, Alabama.
4. Mineral and mining rights and rights incident thereto recorded in Real 180, page 715 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. Restrictions appearing of record in Instrument 2002-73381 in the Probate Office of Shelby County, Alabama.
7. Right of Way granted to Alabama Power Company by instrument recorded in Instrument 2002-463650 in the Probate Office of Shelby County, Alabama.
8. Right of Way to CSX Transportation recorded in Instrument 20030814000535930 in the Probate Office of Shelby County, Alabama.
9. The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to and/or traversing through subject property.
10. Less and except title to railroad operation corridors.

\$236,000.00 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 SEC OF PZ, INC MANAGING MEMBER, JILL HUBBARD who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 9th day of December, 2003.

RIVERWOODS PROPERTIES, LLC

By: 
JILL HUBBARD, SEC OF PZ, INC MANAGING MEMBER

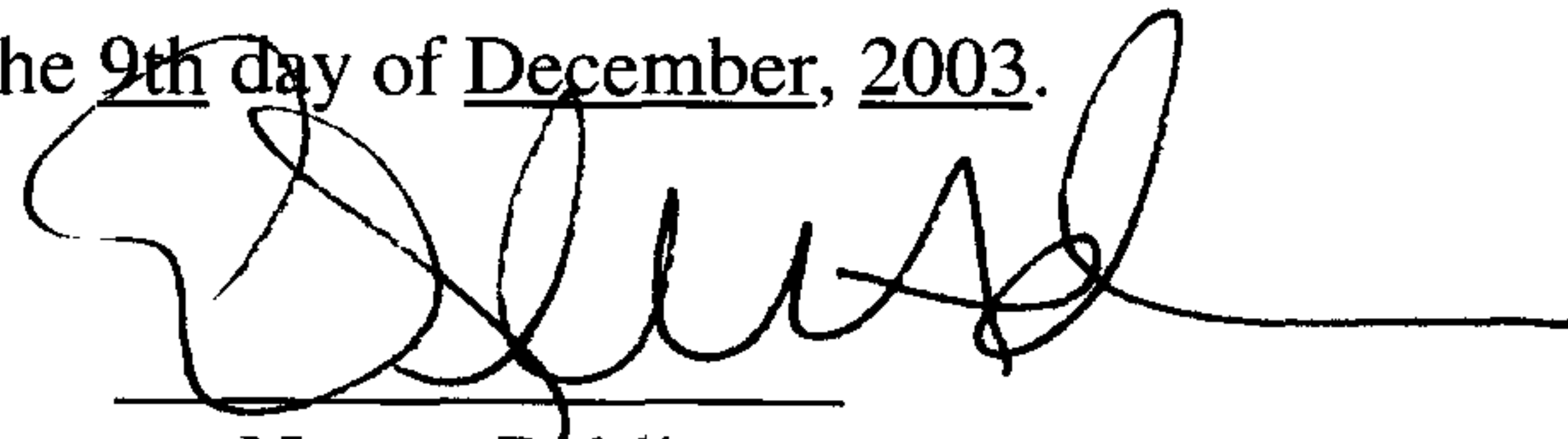
STATE OF ALABAMA)

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 9th day of December, 2003.


Notary Public

My commission expires: 10.2.05