

THIS INSTRUMENT WAS PREPARED BY:

Mary Douglas Hawkins
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Send Tax Notice To:

Thomas D. Bagley
Post Office Box 660634
Birmingham, AL 35266

WARRANTY DEED

THE STATE OF ALABAMA)
 :
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of the sum of TEN and No/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid by the GRANTEE herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **Southern Star, L.L.C., an Alabama limited liability company**, (hereinafter referred to as Grantor), does hereby grant, bargain, sell and convey unto **Thomas D. Bagley** (hereinafter referred to as Grantee), all of Grantor's interest in and to the following described real property, located and situated in Shelby County, Alabama, to-wit:

Lot 47, according to the Survey of Riverchase West, Dividing Ridge, First Addition, as recorded in Map Book 7, Page 3, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year, 2004.
2. Title to oil, gas, petroleum and sulfur, together with all rights incident thereto, as reserved in deed recorded in Deed Book 127, Page 140, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Easements as shown on survey recorded in Map Book 7, Page 3, in said Probate Office.
4. Agreement with Alabama Power Company, as recorded in Misc. Book 21, Page 393, in said Probate Office.
5. Easements as to underground cables, as recorded in Misc. Book 21, Page 392, in said Probate Office.
6. Declaration of protective covenants, easements, charges nad liens for Riverchase (Residential) as recorded in Misc. Book 14, Page 536, and amended in Misc. Book 17, Page 550, in said Probate Office.
7. Transmission line permits to Alabama Power Company as recorded in Deed Book 101, Page 500, Deed Book 101, Page 569, Deed Book 130, Page 230 and Deed Book 173, Page 359, in said Probate Office.
8. Right of way granted to Shelby County as recorded in Deed Book 102, Page 441 and Deed Book 153, Page 190, in said Probate Office.

TO HAVE AND TO HOLD the above described property, together with all and singular the improvements thereon and the rights and appurtenances thereto in anywise belonging to said Grantee, his heirs, personal representatives and assigns forever.

And Grantor does for itself and for its successors and assigns, covenant with the said Grantee, his heirs, personal representatives and assigns that Grantor is lawfully seized in fee simple of said premises; that said property is free from all encumbrances; unless otherwise noted above; that it has a good right to sell and convey the same to the said Grantee, that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused the within Warranty Deed to be executed by Thomas D. Bagley, its Member who is hereunto duly authorized on this the 6th day of April 2004.

SOUTHERN STAR, L.L.C.,
an Alabama limited liability company

By: Thomas D. Bagley (SEAL)
Thomas D. Bagley
Its: Member

THE STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Thomas D. Bagley, whose name as Member of Southern Star, L.L.C., 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, as such member and with full authority, executed the same voluntarily as and for the act of said limited liability company.

Given under my hand and official seal this 6th day of April 2004.

E. Kay Wallace
NOTARY PUBLIC
My commission expires: 11/28/04