

03  
10794

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

SEND TAX NOTICE TO:

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

BRIAN L. FOWLER  
1094 THOMPSON ROAD  
ALABASTER, AL 35007

STATE OF ALABAMA)  
COUNTY OF SHELBY)

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of NINETY NINE THOUSAND NINE HUNDRED DOLLARS and 00/100 (\$99,900.00) to the undersigned grantor, FIVE STAR 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 BRIAN L. FOWLER, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 2 ACCORDING TO THE FINAL PLAT APPLGATE GARDENS AS RECORDED IN MAP BOOK 29, PAGE 52 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

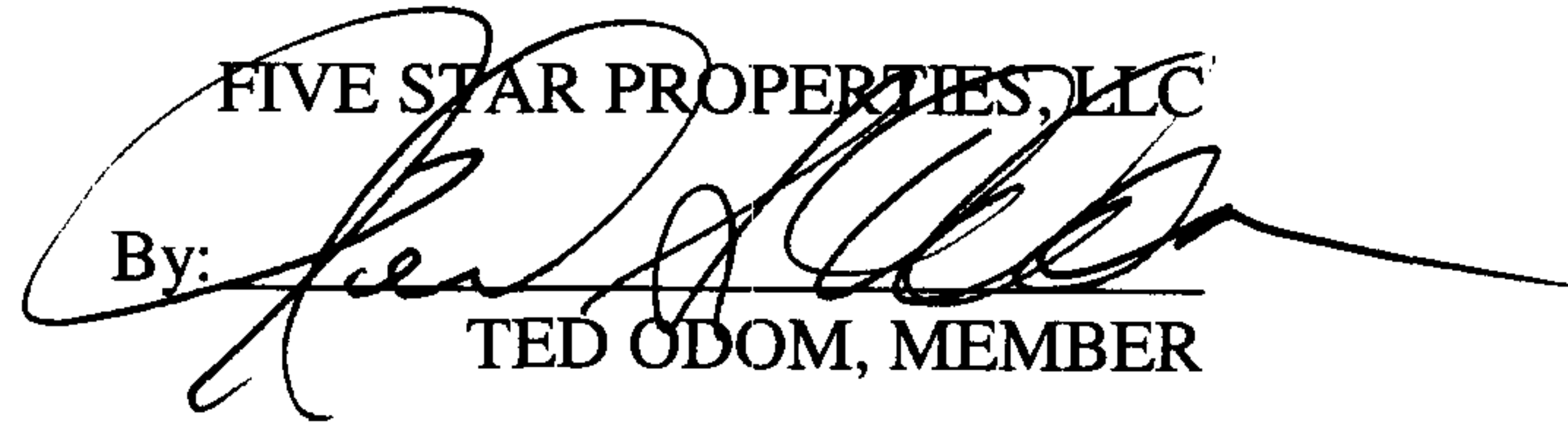
1. TAXES FOR THE YEAR 2003 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2004.
2. BUILDING LINES AND EASEMENTS AS SHOWN BY RECORDED MAP.
3. SUBDIVISION RESTRICTIONS SHOWN ON RECORD PLAT IN MAP BOOK 29, PAGE 52 PROVIDE FOR CONSTRUCTION OF SINGLE FAMILY RESIDENCES ONLY.
4. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT 2002101800509930 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN INSTRUMENT 2001-4112, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$89,910.00 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, FIVE STAR PROPERTIES, LLC, by its MEMBER, TED ODOM who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 11th day of May, 2004.

FIVE STAR PROPERTIES, LLC  
By:   
TED ODOM, MEMBER

STATE OF ALABAMA)

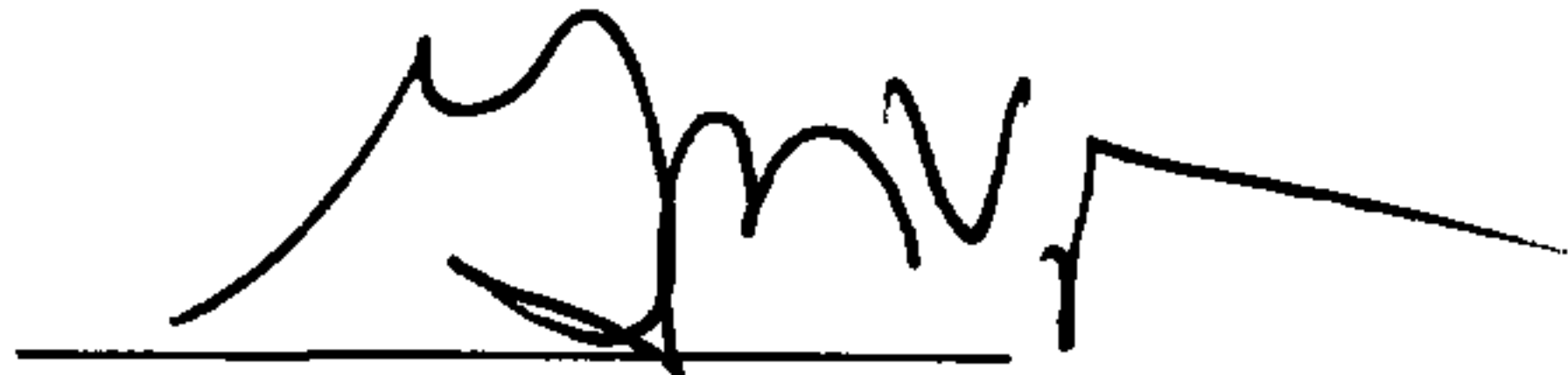
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that TED ODOM, whose name as MEMBER of FIVE STAR 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 11th day of May, 2004.

20040518000261270 Pg 2/2 24.00  
Shelby Cnty Judge of Probate, AL  
05/18/2004 08:20:00 FILED/CERTIFIED

  
\_\_\_\_\_  
Notary Public

My commission expires: 9.29.06