

10774

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

SUNBURST, LLC

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 SEVENTY FIVE THOUSAND DOLLARS and 00/100 (\$75,000.00) 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 407 ACCORDING TO THE SURVEY OF THE FINAL PLAT RIVERWOODS FOURTH SECTOR, PHASE I, AS RECORDED IN MAP BOOK 30, PAGE 81 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, EASEMENTS AND RESTRICTIONS AS SHOWN BY RECORDED MAP.
3. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO AS RECORDED IN REAL 112, PAGE 876; REAL 328, PAGE 1; REAL 247, PAGE 599 AND REAL 247, PAGE 636 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. SUBJECT TO COVENANTS CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INST. 2002-7338 IN THE OFFICIAL RECORDS OF SHELBY COUNTY, ALABAMA.
5. RIGHT OF WAY TO SOUTHERN NATURAL GAS CORPORATION IN INST. 2001-54741.
6. OIL AND GAS LEASE AS RECORDED IN REAL 370, PAGE 923 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. EASEMENT TO SOUTHERN NATURAL GAS COMPANY RECORDED IN INSTRUMENT 2001-54741 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$284,040.00 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 7th day of May, 2004.

RIVERWOODS PROPERTIES, LLC
By: 
JILL HUBBARD, SEC OF PZ, INC MANAGING MEMBER

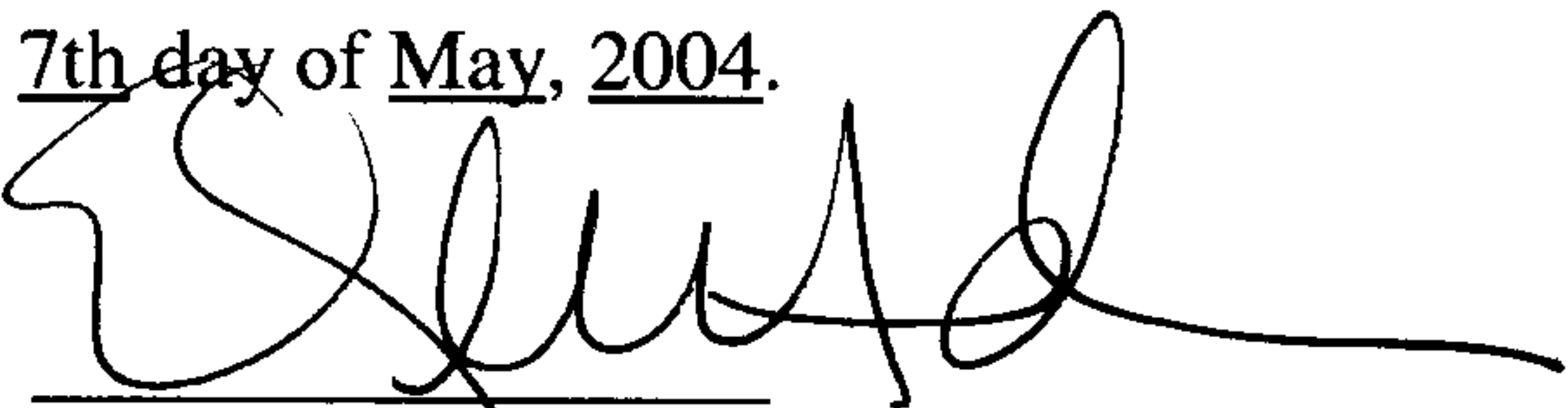
STATE OF ALABAMA)
COUNTY OF SHELBY)

20040518000261680 Pg 2/2 15.00
Shelby Cnty Judge of Probate, AL
05/18/2004 09:12:00 FILED/CERTIFIED

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 7th day of May, 2004.


Notary Public

My commission expires: 10.2.05