

11583  
SK

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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

SEND TAX NOTICE TO:

WYNNSTAR, LLC  
2236 CAHABA VALLEY DR  
STE 100  
BIRMINGHAM, AL 35242

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 or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JOHNNY WAYNE DAVIS, A MARRIED MAN\*\*\* (herein referred to as GRANTORS) do grant, bargain, sell and convey unto WYNNSTAR, LLC, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

**Lot 19A, according to the Parker Resurvey of Jessica Ingram Survey, as recorded in Map Book 34, Page 4, in the Probate Office of SHELBY County, ALABAMA.**

\*\*\*SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR HIS RESPECTIVE SPOUSE.\*\*\*

SUBJECT TO:

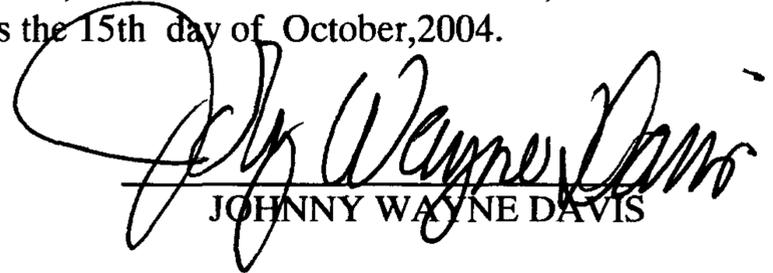
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2004 WHICH CONSTITUTE A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2005.
2. 15 FOOT EASEMENT AS SHOWN ON RECORDED MAP.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.
4. RIGHT-OF-WAY GRANTED TO SOUTH CENTRAL BELL TELEPHONE COMPANY RECORDED IN REAL VOLUME 17, PAGE 967.
5. EASEMENT FOR SANITARY SEWER AS RECORDED IN INST. NO. 1996-20235.
6. EASEMENT FOR ROAD ON NORTH 15 FEET OF SUBJECT PROPERTY AS RECORDED IN VOLUME 339, PAGE 685 AND INST. NO. 1995-22500.
7. RIGHT OF WAY TO ALABAMA POWER COMPANY RECORDED IN INST. NO. 1999-29675, INST. NO. 1999-29694, VOLUME 142, PAGE 329, VOLUME 112, PAGE 132 AND VOLUME 112, PAGE 133.

\$.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEES, his, her or their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators 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 GRANTORS, JOHNNY WAYNE DAVIS, have hereunto set his, her or their signature(s) and seal(s), this the 15th day of October, 2004.

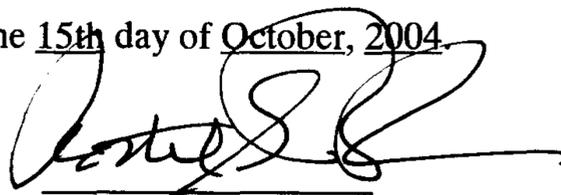
  
JOHNNY WAYNE DAVIS

STATE OF ALABAMA)  
COUNTY OF SHELBY)

**ACKNOWLEDGEMENT**

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JOHNNY WAYNE DAVIS, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 15th day of October, 2004.

  
Notary Public

My commission expires: 2/11/26