20050705000332470 1/2 $15.00
Shelby Cnty Judge of Probate, AL
07/05/2005 09:09:34AM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

PADEN & PADEN
5 Riverchase Ridge
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

PREMIERE HOMES, INC.

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 PREMIERE HOMES, INC., (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 406 ACCORDING TO THE FINAL PLAT OF 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 2004 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2005.

2. BUILDING LINES AND EASEMENTS OF RECORD.

3. RESTRICTIONS CONDITIONS AND NOTES AS SHOWN BY RECORDED MAP AND SET FORTH AS FOLLOWS: A) CONTRACTOR AND/OR DEVELOPER IS RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS. B) SHELBY COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DRAINAGE EASEMENTS SHOWN ON THIS PLAT. C) PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD ZONE AS SHONW ON THE FEDERAL INSURANCE RATE MAP PANEL 2 OF 5 CITY OF HELENA DATED JANUARY 6, 1982. D) THE STORM AND SANITARY SEWER EASEMENTS DEDICATED BY PLAT ARE PROVIDED FOR THE CONSTRUCTION OF FACILITIES AND UNLESS NOTED THE LOCATION OF THE CENTERLINE OF FACILITIES AS CONSTRUCTED WILL BE THE CENTERLINE OF THE EASEMENTS SHOWN OF RECORD. E) BUILDING SETBACK LINES SHALL BE A MINIMUM OF 7.5 FEET ALONG SIDE AND 25 FEET ALONG REAR PROPERTY LINES. F) EXISTING TREES ARE TO REMAIN IN AN UNDISTURBED CONDITION. TREE REMOVAL AND/OR DISTURBANCES ALLOWED ONLY IN THE EVENT OF EXIGENT CIRCUMSTANCES DISEASE AND/OR SAFETY MAINTENANCE.

4. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO 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.

5. OIL AND GAS LEASE AS RECORDED IN REAL 370, PAGE 923 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

6. RIGHT OF WAY TO SOUTHERN NATURAL GAS CORPORATION RECORDED IN INSTRUMENT 2001-54741 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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7. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT 2002-7338 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

8. EASEMENT TO SOUTHERN NATURAL GAS COMPANY RECORDED IN INSTRUMENT 2001-54741 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

9. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN INSTRUMENT 2002-46365 AND VOLUME 127, PAGE 442 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

10. RIGHT OF WAY GRANTED TO SOUTH CENTRAL BELL BY INSTRUMENT RECORDED IN REAL 116, PAGE 275 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

11. RESTRICTIONS OR COVENANTS RECORDED IN INSTRUMENT RECORDED IN 1996-2205 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

$ 315,000 .00 of the consideration herein 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 23rd day of June, 2005.

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 23rd day of June, 2005.

_____
Notary Public

ELIZABETH L. HENDERSON
NOTARY PUBLIC
ALABAMA STATE AT LARGE

My commission expires: 10-2-05