20050707000339660 1/2 $15.00
Shelby Cnty Judge of Probate,AL
07/07/2005 10:04:45AM 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:

AUTHENTIC BUILDING COMPANY, LLC
6300 HIGHWAY 17
HELENA, AL 35080

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FIFTY THREE THOUSAND DOLLARS and 00/100 ($153,000.00) 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 AUTHENTIC BUILDING COMPANY, LLC, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOTS 302A AND 310A ACCORDING TO THE SURVEY OF RIVERWOODS SECTOR 3 AS RECORDED IN MAP BOOK 31, PAGE 132 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2004 WHICH CONSTITUTE A LIEN BUT WILL NOT BE DUE AND PAYABLE UNTIL OCTOBER 1, 2005.

2. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP.

3. RESERVATION PROVISIONS EXCEPTIONS AND CONDITIONS AS RECORDED IN REAL 112, PAGE 876 AND REAL 328, PAGE 1.

4. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS PRIVILEGES AND IMMUNITIES RELATING THERETO AS RECORDED IN REAL 180, PAGE 715.

5. MEMORANDUM OF OIL AND GAS LEASE RECORDED IN REAL 370, PAGE 932.

6. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN INST. NUMBER 20027338 AND INST NO. 2002-35617.

$ALL.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.

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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 28th 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 28th day of June, 2005.

_____
Notary Public

My commission expires: 10.2.05

ELIZABETH L. HENDERSON
NOTARY
PUBLIC
ALABAMA STATE AT LARGE