20050816000420970 1/2 $64.00
Shelby Cnty Judge of Probate, AL
08/16/2005 10:40:17AM FILED/CERT

(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:

RONNIE MORTON

$150,000

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of TEN DOLLARS and 00/100 ($10.00) and other good and valuable consideration 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 RONNIE MORTON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 22-A, ACCORDING TO THE FINAL PLAT OF CAHABA FALLS PHASE FOUR "A", RECORDED IN MAP BOOK 28 PAGE 121 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PROPERTY IS CONVEYED IN ITS IMPROVED STATE AS SUCH IMPROVEMENTS EXISTED JULY 20, 2005

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 AS SHOWN BY RECORDED MAP.

3. EASEMENTS AS SHOWN BY RECORDED MAP.

4. RESTRICTIONS AS SHOWN BY RECORDED MAP.

5. EASEMENT FOR SOUTHERN NATURAL GAS RECORDED IN INSTRUMENT 2001/54741, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

6. EASEMENT TO RIVERWOODS PROPERTIES RECORDED IN INSTRUMENT 20030814000535930 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

7. RIGHT OF WAY FOR RAILROAD RECORDED IN DT, PAGE 655; DEED BOOK 11, PAGE 344; DEED BOOK 311, PAGE 301 AND DEED BOOK 311, PAGE 297, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

8. RESTRICTIONS OR COVENANTS RECORDED IN INSTRUMENT 2002/7338 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

9. EASEMENT FOR ALABAMA POWER COMPANY RECORDED IN INSTRUMENT 20040200000380 AND INSTRUMENT 20040102000000390 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

Grantees acknowledge and agree that Grantor has not made and is not making any warranties, expressed or implied as to the condition of the above descried real estate, the real estate being acquired by Grantees on as 'as is' 'where is' and 'with all faults' basis. With out limiting the foregoing Grantees acknowledge that the above described real estate may have been the subject of prior mining operations.

IN WITNESS WHEREOF, the said GRANTOR, RIVERWOODS PROPERTIES, LLC,, has hereunto set its signature and seal, this the 27th day of JULY, 2005.

RIVERWOODS PROPERTIES, LLC
BY PZ, INC ITS MANAGER

JILL Z HUBBARD, SEC

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 SECRETARY OF PZ, INC MANAGER 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 corporation as the Manager of said Limited Liability Company.

Given under my hand this the 27th day of JULY, 2005.

Notary Public

My commission expires: 10.2.05

ELIZABETH L. HENDERSON
NOTARY PUBLIC
ALABAMA STATE AT LARGE

Shelby County, AL 08/16/2005
State of Alabama

Deed Tax:$50.00