13449

20051027000560820 1/2 $15.00
Shelby Cnty Judge of Probate, AL
10/27/2005 03:17:02PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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

SEND TAX NOTICE TO:

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

STATE OF ALABAMA)

COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of SEVENTY FIVE THOUSAND DOLLARS and 00/100 ($75,000.00) DOLLARS to the undersigned grantor, RIVERWOODS PROPERTIES, LLC, in hand paid by the GRANTEE 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 GRANTEE, the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 704 ACCORDING TO THE FINAL PLAT OF RIVERWOODS BROOK DRIVE AS SET OUT IN MAP BOOK 35, PAGE 69 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 SETBACK LINE OF 15 FEET RESERVED ON THE NORTHEASTERLY AND NORTHWESTERLY AND 25 FEET ON RIVERWOODS PARKWAY AS SHOWN BY PLAT.

3. EASEMENTS AS SHOWN BY PLAT INCLUDING 7.5 FEET ON THE EASTERLY AND WESTERLY SIDES OF THE LAND..

4. RESTRICTIONS AND COVENANTS AS SET OUT IN INSTRUMENT RECORDED IN INST NO. 2002-7338 AND BY LAWS RECORDED IN INST NO. 20020731000356170 IN THE PROBATE OFFICE.

5. THAT CERTAIN DEFERRED INTEREST AGREEMENT OF RECORDED IN REAL BOOK 247, PAGE 599 AND AMENDED IN REAL BOOK 247, PAGE 636 AS AFFECTED BY THE QUIT CLAIM DEED FROM CSX TRANSPORTATION INC TO RIVER OAKS PROPERTIES LLC AS RECORDED IN INST. NO. 2000-31941 IN THE PROBATE OFFICE.

6. LESS AND EXCEPT ANY PORTION OBTAINED BY OR CONVEYED TO ALABAMA POWER COMPANY BY AND THROUGH CONDEMNATION PROCEEDINGS FILED IN CASE NO. 27-254 AND CASE NO 28-57 IN THE PROBATE COURT.

7. UNRECORDED SEWER SERVICE AGREEMENT BY AND BETWEEN WESTERN POCAHONTAS PROPERTIES LIMITED PARTNERSHIP, CITY OF HELENA AND THE

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UTILITIES BOARD OF THE CITY OF HELENA DATED NOVEMBER 22, 1999 AS ASSIGNED TO RIVER OAKS PROPERTIES, LLC BY THE UNRECORDED ASSIGNMENT OF SEWER SERVICE AGREEMENT.

8. RESTRICTIONS LIMITATIONS CONDITIONS AND OTHER PROVISIONS AS SET OUT IN MAP BOK 35, PAGE 69 IN THE PROBATE OFFICE.

9. RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT IN FAVOR OF ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN INST. NO. 20050801000383330 IN THE PROBATE OFFICE.

10. RELEASE OF DAMAGES AS SET OUT IN INSTRUMENT RECORDED IN INST NO 2000-36466 IN THE PROBATE OFFICE.

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

12. EASEMENT TO BELLSOUTH AS SHOWN BY INSTRUMENT RECORDED IN INST. NO. 20051012000530710.

$296,400.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE her/his heirs and assigns, forever.

IN WITNESS WHEREOF, the said JILL HUBBARD AS SEC OF PZ, INC MANAGING MEMBER OF RIVERWOODS PROPERTIES, LLC, has hereunto subscribed her name on this the 21st day of October, 2005.

RIVERWOODS PROPERTIES, LLC

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 21st day of October, 2005.

ELIZABETH L. HENDERSON NOTARY PUBLIC ALABAMA STATE AT LARGE

Notary Public

My commission expires: 9-27-09