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20060501000203040 1/2 $15.00
Shelby Cnty Judge of Probate,AL
05/01/2006 03:15:16PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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

SEND TAX NOTICE TO:

STYLEMARK HOMEBUILDERS, INC.

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUDRED NINETY THOUSAND SIX HUNDRED FIFTY AND 00/100 ($190,650.00) 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 STYLEMARK HOMEBUILDERS, INC., (herein referred to as GRANTEE, the following described real estate, situated in County, Alabama, to-wit:

LOTS 751 AND 769 ACCORDING TO THE FINAL PLAT OF RIVERWOODS SEVENTH SECTOR PHASE II AS RECORDED IN MAP BOOK 36 PAGE 102 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 AS SHOWN BY RECORDED MAP.

3. EASEMENTS AS SHOWN BY RECORDED MAP.

4. RESTRICTIONS AS SHOWN BY RECORDED MAP.

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

6. EASEMENT TO ALABAMA POWER COMPANY RECORDED IN INSTRUMENT 20040102000000380 AND INSTRUMENT 20040102000000390 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

$ 115,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.
$ 75,650.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

This conveyance is made upon the covenant and condition that no right of action for damages on account of injuries to the real estate herein conveyed or to any buildings, improvements, structures, pipelines, or other sources of water supply or sewer now or hereafter located upon said real estate, or to any owners or occupants or other persons in or upon said real estate, resulting from sinkholes or other defects of the surface or subsurface of any nature affecting said real estate or resulting from past mining and/or gas or oil producing operations or resulting from past blasting, dewatering, or the past removal of coal, iron ore, gas, oil, methane, hydrocarbons, occluded natural gas, coalbed methane gas, gob gas, limestone and all other minerals and non-mineral substances,

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including, water associated with the production of coalbed methane gas, or coal seam or other roof supports whether said past mining and/or gas or oil producing operations be in said real estate or other lands, shall ever accrue to or be asserted by Grantee or by Grantee's successors in title, this conveyance being made expressly subject to all such injuries, either past or future, and this condition shall constitute a covenant running with the land as against Grantee and all successors in title.

By acceptance of this deed and as a condition of the conveyance hereunder, Grantee acknowledges and agrees that the physical and environmental condition of the real estate herein conveyed has been inspected by Grantee or Grantee's duly authorized agent and that said real estate is acquired by Grantee as a result of such inspection and not upon any agreement, representation, or warranty made by Grantor. Furthermore Grantee, and on behalf of its successors and assigns, agrees to accept said real estate in its existing condition, including any existing physical and environmental conditions, and to release Grantor from any and all liabilities under any local, state, or federal laws, rules, regulations, ordinances or other liability relating to the physical and environmental condition of said real estate.

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 13TH day of APRIL, 2006.

RIVERWOODS PROPERTIES, LLC

JILL HUBBARD, SEC OF PZ, INC MANAGING MEMBER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

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 13TH day of APRIL, 2006.

Notary Public

ELIZABETH L. HENDERSON
NOTARY PUBLIC
ALABAMA STATE AT LARGE

My commission expires: 9.27.09