

This instrument was prepared by: HARRY W. GAMBLE
105 Owens Parkway, Suite B
Birmingham, Alabama 35244

Send tax notice to: 1421 Caribbean Circle Alabaster, Alabama 35007

STATE OF ALABAMA COUNTY OF SHELBY

## WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FORTY EIGHT THOUSAND TWO HUNDRED SIXTY SIX AND NO/100 DOLLARS (\$148,266.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, SUNBURST, LLC (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto LOWERY HOMES, INC. (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 1135, 1136 and 1152, according to the Survey of Lauchlin at Ballantrae Phase 1, as recorded in Map Book 35, Page 10, in the Probate Office of Shelby County, Alabama.

## Subject to:

(1) Taxes or assessments for the year 2007 and subsequent years not yet due and payable; (2) Mineral and mining rights not owned by the Grantor (3) All easements, restrictions, covenants, and rights of way of record including, but not limited to: (a) Easement and agreement with the City of Pelham recorded in Inst. No. 2005-20929; (b) Restrictions to be recorded in Inst. No. 2005-24623.

\$148,266.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have And To Hold to the said grantees, its successors and assigns forever.

The grantor covenants and agrees with the grantees that it is seized of an indefeasible estate in fee simple of said property, and that the grantor has the lawful right to sell and convey the same in fee simple; that the grantor is executing this Deed in accordance with the Articles of Organization and Operating Agreement of Sunburst, LLC, which have not been modified or amended; that the property is free from encumbrances, and that the grantor will forever warrant and defend that title to the same and that the possession thereof unto the grantees, his, her or their heirs and assigns, against the lawful claims and demands of all persons.



In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this day of November, 2006.

Sunburst, LLC

By:

Intrina & Clay) Patricia S. Clay

Its:

Managing Member

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that PATRICIA S. CLAY, whose name as MANAGING MEMBER of SUNBURST, LLC 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, as such officer and with full authority, she executed the same voluntarily and as the act of said entity, on the day the same bears date.

Given under my hand and official seal this \_\_\_\_ day of November, 2006.

(SEAL)

Notary Public

HARRY W. GAMBLE NOTARY PUBLIC STATE OF ALABAMA

MY COMMISSION EXPIRES MAR. 1, 2008