THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

GRANTEE'S ADDRESS:
Tina M. Brannon
479 River Oaks Lane
Helena, Alabama 35080

STATE OF ALABAMA)

COUNTY OF SHELBY)

LIMITED LIABILITY COMPANY
GENERAL WARRANTY DEED

20070302000095610 1/1 $68.00
Shelby Cnty Judge of Probate, AL
03/02/2007 01:37:24PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Eighty-Four Thousand Nine Hundred and 00/100 ($284,900.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Sunburst, LLC, a Limited Liability Company** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Tina M. Brannon, a single woman,** (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 727, according to the Final Plat of Riverwoods Seventh Sector Phase 1, as recorded in Map Book 35, Page 69, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

$227,900.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

This warranty deed is executed as required by the Articles of Organization and Operating Agreement and the same Articles of Organization and Operating Agreement have not been modified or amended.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Managing Member, Patricia S. Clay who is authorized to execute this conveyance, hereto set her signature and seal this the 28th day of February, 2007.

Sunburst, LLC

Patricia S Clay

By: Patricia S. Clay, Managing Member

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Patricia S. Clay, whose name as Managing Member of Sunburst, LLC, a 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, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of February, 2007.

NOTARY PUBLIC
My Commission Expires: 3/5/07

COURTNEY H MASON JR.
NOTARY PUBLIC
ALABAMA STATE AT LARGE

Shelby County, AL 03/02/2007
State of Alabama

Deed Tax:$57.00