

10,000.00
PJP

THIS INSTRUMENT WAS PREPARED BY:

Karen G. Kolaczek, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203


20070705000315950 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
07/05/2007 12:13:25PM FILED/CERT

SEND TAX NOTICE TO:

Paradocs, LLC
8248 Castlehill Road
Birmingham, AL 35242

WARRANTY DEED

THE STATE OF ALABAMA)

KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of **Ten Dollars and no/100 (\$10.00) DOLLARS**, in hand paid to the undersigned, Sunshine, LLC (hereinafter referred to as "GRANTORS"), by Paradocs, LLC, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey to the said GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 5-A, according to Wayne's Resurvey, as recorded in Map Book 13, Page 149, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad Valorem Taxes for the tax year 2007, a lien but not yet due and payable.
2. Easement(s) as shown by recorded map.
3. Mineral and mining rights and rights incident thereto recorded in Real 140, Page 326, in the Probate Office of Shelby County, Alabama.
4. Transmission line permit to Alabama Power Company, recorded in Deed Book 139, Page 157 and Deed Book 312, page 602, in the Probate Office of Shelby County, Alabama.
5. Easement for Alabama Power Company and Southern Bell Telephone and Telegraph Company, as recorded in Deed Book 304, page 25, in the Probate Office of Shelby County, Alabama.
6. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Business) as recorded in Misc. Book 13, page 50 as amended by Misc. Book 15, page 189 and Misc. Book 19, page 633, in the Probate Office of Shelby County, Alabama.
7. Agreement with Alabama Power Company recorded in Misc. Book 15, page 401, in

ALL of the consideration recited above was paid by a mortgage loan closed simultaneously with delivery of this deed.

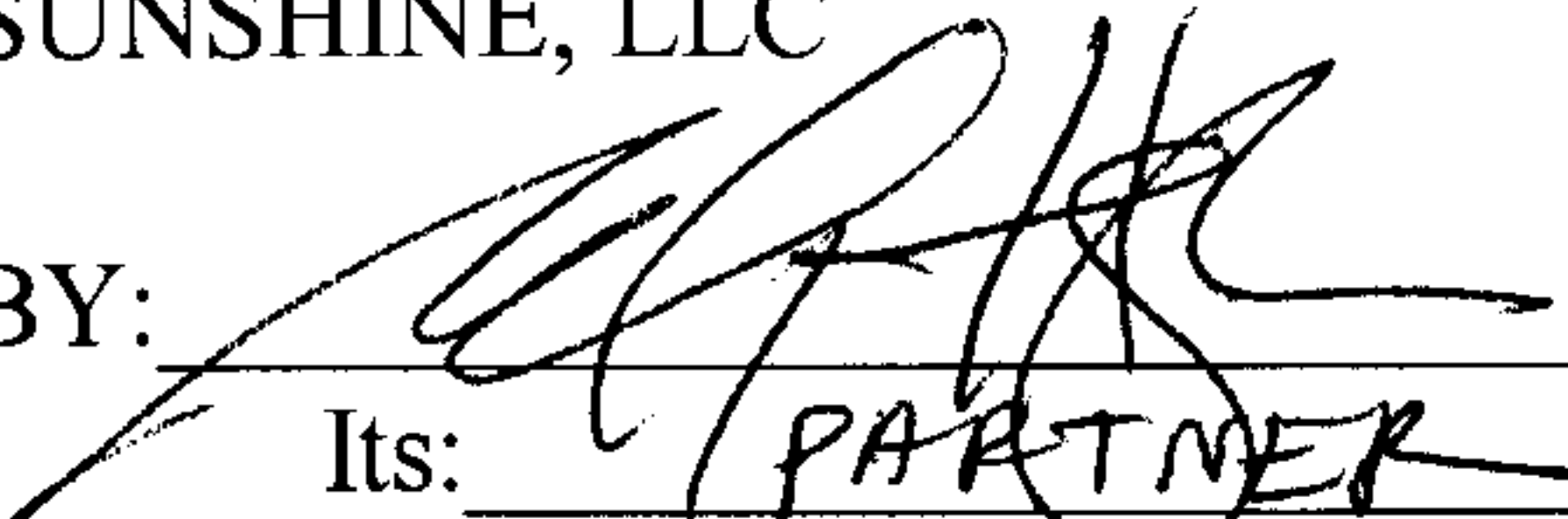
This property does not constitute the homestead of the grantors nor their spouses.

And we do for ourselves and for our successors and assigns covenant with the said GRANTEE, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our successors and shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

IN WITNESS WHEREOF, Sunshine, LLC has set its signature and seal, this 29 day of June, 2007.

SUNSHINE, LLC

BY: 

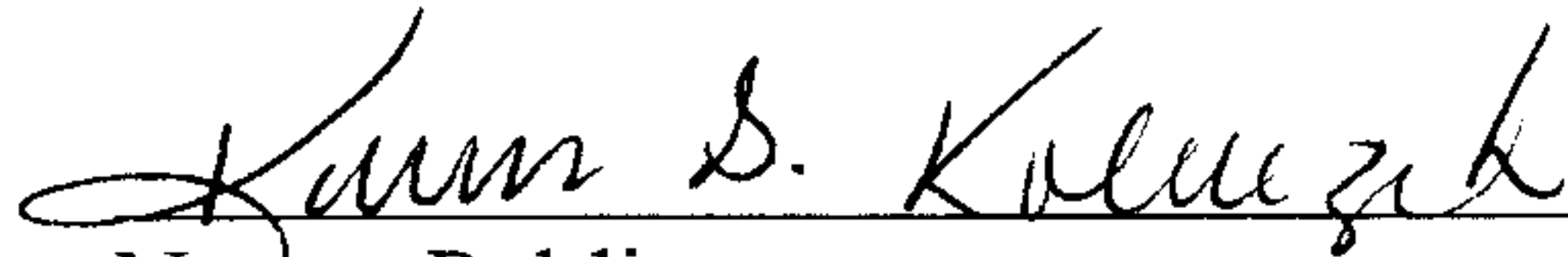
Its: PARTNER

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michelle Lagle Harrington, authorized member of Sunshine, LLC, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of June, 2007.



Notary Public

My commission expires: 5-19-11