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Jackie Pate
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CORPORATE FORM WARRANTY DEED

20061003000488160 1/1 $12.00
Shelby Cnty Judge of Probate,AL
10/03/2006 10:41:48AM FILED/CERT

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of

One hundred fifteen thousand Eight hundred ($115,800) Dollars
in hand paid to

WATERFORD , L.L.C.

an Alabama Limited Liability Company, (herein referred to as "Grantor"), the receipt of which is hereby acknowledged, said Grantor does by these presents grant, bargain, sell and convey unto

J.E. PATE DEVELOPMENT CO., INC.

(herein referred to as Grantee, whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lots 1805 and 1823 according to the Survey of Eagle Point – 18th Sector, as recorded in Map Book 35, Page 94 A and B, in the Probate Office of Shelby County, Alabama.

Subject to covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 2005 and subsequent years not yet due and payable.

Subject to Mineral and Mining rights of record and all rights and privileges incident thereto.

THE PERSON PREPARING THIS INSTRUMENT HAS NOT SEARCHED THE TITLE OF THE PROPERTY CONVEYED HEREIN, NOR MAKES ANY REPRESENTATION CONCERNING THE VALIDITY OF THE SAME, AND NO REPRESENTATION OF THE SUBSURFACE CONDITIONS IS MADE BY ANYONE.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantee, his, her or their heirs and assigns forever.
And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee, his, her or their heirs, executors and assigns forever. against the lawful claims of all persons. Purchaser accepts lot in its "as-is " condition.

$115,800.00 of the consideration was derived from a mortgage closed simultaneously herewith.

IN WITNESS WHEREOF, the said Grantor by its Owner, who is authorized to execute this conveyance, hereto set its signature and seal this 13 day of September, **2006.**

Attest: **WATERFORD, L.L.C.**

By: _____
JOHN G. REAMER, JR., MEMBER

_____
Secretary

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JOHN G. REAMER, JR.** whose name as **MEMBER OF WATERFORD L.L.C.,** , 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 officers and with full authority executed the same voluntarily for and as the act of said Company on the day the same bears date.

Given under my hand and official seal, this 13 day of September **2006.**

Notary Public Cheryl R. Abbott My commission expires: 1-26-07