

This Instrument Prepared By:  
James F. Burford, III  
Attorney at Law  
Suite 200-A, 100 Vestavia Office Park  
Birmingham, Alabama 35216

Send Tax Notice To:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Inst # 1996-27543

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of Two Thousand Two Hundred Twenty-Two and 22/100 Dollars (\$2,222.22), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, LAURA JAMES, \_\_\_married, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto COLLETON LAKE RESIDENTIAL ASSOCIATION, LLC (herein referred to as Grantee, whether one or more), all of my right, title and interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

The SW 1/4 of the NE 1/4 of Section 12, Township 19 South, Range 1 East, Shelby County, Alabama.

**SUBJECT TO:** (1) Taxes due in the year 1996 and thereafter; and (2) Easements, restrictions and rights-of-way of record.

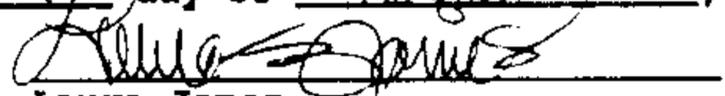
Access to the property conveyed herein is not warranted by Grantor.

The property conveyed herein is not the homestead of the Grantor or the Grantor's spouse.

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

And I do for myself and for my heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

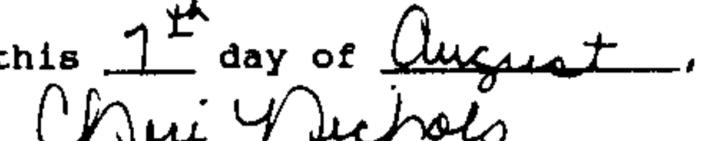
**IN WITNESS WHEREOF**, the undersigned, LAURA JAMES, has hereunto set her hand and seal, this the 17<sup>th</sup> day of August, 1996.

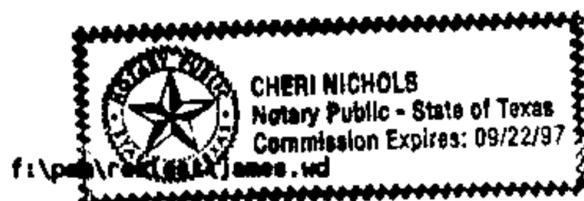
  
\_\_\_\_\_  
Laura James

STATE OF Texas )  
COUNTY OF Bell )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that LAURA JAMES, \_\_\_married, whose name 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 foregoing conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 1<sup>st</sup> day of August, 1996.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 9/22/97



08/23/1996-27543  
10:53 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 11.00