

This Instrument Prepared By:  
James F. Burford, III  
Attorney at Law  
1318 Alford Avenue Suite 101  
Birmingham, Alabama 35226

Send Tax Notice To:

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**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, BENT TREE ACRES, LLC (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto CAROLINE M. RAUGHLEY (herein referred to as Grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 4, according to the Survey of Bent Tree Acres, as recorded in Map Book 23, Page 128 A & B, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:** (1) Taxes due in the year 1998 and thereafter; (2) Easements, restrictions and rights of way of record; (3) mineral and mining rights not owned by the Grantor; (4) Restrictions appearing of record in Instrument 1998-0974 and amended by Instrument 1998-12100, in the Probate Office of Shelby County, Alabama; (5) By-Laws of Bent Tree Acres Homeowner's Association recorded in Instrument 1998-9735, in the Probate Office of Shelby County, Alabama.

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

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

**IN WITNESS WHEREOF**, the undersigned has hereunto set her hand and seal, this the 1 day of September, 1998.

**BENT TREE ACRES, LLC**

By: Caroline M. Raughley  
Caroline M. Raughley  
Its: Managing Member

STATE OF ALABAMA )  
[Signature] COUNTY )

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that CAROLINE M. RAUGHLEY as authorized member of BENT TREE ACRES, 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 this instrument, she, in their capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 1 day of September, 1998.

[Signature]  
Notary Public

My Commission Expires: 3.1.2002