

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

LUZ N. CABRERA  
164 HAYESBURY COURT  
PELHAM, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of ONE HUNDRED TWO THOUSAND NINE HUNDRED DOLLARS and 00/100 (\$102,900.00) to the undersigned grantor, R. WILKINS CONSTRUCTION, INC. a corporation, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto LUZ N. CABRERA, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 144, ACCORDING TO THE SURVEY OF HAYESBURY, PHASE 1, ACCORDING TO THE PLAT THERE OF RECORDED IN MAP BOOK 28, PAGE 89, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2001 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2002.
2. 15 FOOT MINIMUM BUILDING SETBACK LINE FROM HAYESBURY COURT AND 20 FOOT NATURAL LANDSCAPED AREA ACROSS REAR OF SAID LOT AS SHOWN ON THE RECORDED MAP OF SAID SUBDIVISION.
3. 5 FOOT UTILITY EASEMENT ACROSS REAR OF SAID LOT AS SHOWN ON THE RECORDED MAP OF SAID SUBDIVISION.
4. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN INSTRUMENT DOCUMENT RECORDED IN INSTRUMENT #2001-27838 AND AMENDED IN INSTRUMENT #2001-48731.
5. PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 101, PAGE 550.
6. RIGHT OF WAY TO SHELBY COUNTY RECORDED IN DEED BOOK 135, PAGE 365 AND DEED BOOK 135, PAGE 366.
7. EASEMENT TO PELHAM AS RECORDED IN REAL BOOK 111, PAGE 687 AND REAL 275, PAGE 590.
8. ARTICLES OF INCORPORATION FOR HAYESBURY TOWNHOMES ASSOCIATION AS RECORDED IN INSTRUMENT #2001-27839.

9. DEED FOR COMMON AREA TO HAYESBURY TOWNHOMES ASSOCIATION RECORDED IN INSTRUMENT #2001-48732.
10. EASEMENT TO ALABAMA POWER COMPANY AS SET FORTH IN THE INSTRUMENT RECORDED IN INSTRUMENT #2002-18706.

\$92,610.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, 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, unless otherwise noted above; 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, R. WILKINS CONSTRUCTION, INC., by its PRESIDENT, ROGER WILKINS who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 30th day of August, 2002.

R. WILKINS CONSTRUCTION, INC.

By: *Roger Wilkins*  
ROGER WILKINS, PRESIDENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

#### ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ROGER WILKINS, whose name as PRESIDENT of R. WILKINS CONSTRUCTION, INC., a corporation, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 30th day of August, 2002.

*[Signature]*  
Notary Public

My commission expires: 10.2.05