

This Instrument was prepared by:

Send Tax Notice to:

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✓ John G. Reamer  
Waterford, L.L.C.  
P. O. Box 380785  
Birmingham, AL 35238

STATE OF ALABAMA)

JEFFERSON COUNTY)

### STATUTORY WARRANTY DEED

**Know All Men by These Presents:** That in consideration of TEN DOLLARS (\$10.00) DOLLARS and other good and valuable consideration to the undersigned Shelby Springs Stock Farm, Inc., GRANTOR, an Alabama corporation, in hand paid by Waterford, L.L.C., an Alabama limited liability company, GRANTEE herein, the receipt of which is hereby acknowledged, GRANTOR does by these presents, grant, bargain, sell and convey unto the GRANTEE the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 97 thru 111 and Lots 329 thru 341, according to the Survey of Waterford Village - Sector 2, as recorded in Map Book 30, Page 112, in the Probate Office of Shelby County, Alabama.

Lots 452 thru 463 and Lots 466 thru 476, according to the Survey of Waterford Highlands - Sector 2 - Phase 2, as recorded in Map Book 30, Page 111, in the Probate Office of Shelby County, Alabama.

Lots 439 thru 451, Lots 464, 465, 477 and Lots 539 and 540, according to the Survey of Waterford Highlands - Sector 2 - Phase 1, as recorded in Map Book 30, page 110, in the Probate Office of Shelby County, Alabama.

#### SUBJECT TO:

1. Taxes for the tax year beginning October 1, 2002, and ending on September 30, 2003, which constitute a lien, but are not yet due and payable.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights and other rights, privileges and immunities relating thereto.
3. Covenants, restrictions, easements and conditions of record.
4. Grantee its successors and assigns accepts lots being purchased in their "as-is" condition and Grantor does not warrant the subsurface conditions of the lots being conveyed herein whatsoever.

**This instrument has been prepared without the benefit of a title examination.**

To have and to hold the said GRANTEE forever.

In Witness Whereof, the said GRANTOR by John G. Reamer, its President who is authorized to execute this conveyance, have hereto set its signature and seal, this the 6<sup>TH</sup> day of December, 2002.

Shelby Springs Stock Farms, Inc.

By: \_\_\_\_\_

John G. Reamer, its President

STATE OF ALABAMA        )

COUNTY OF SHELBY        )

ACKNOWLEDGMENT

I, Robert Staden, a Notary Public, in and for said County in said State, hereby certify that John G. Reamer, whose name as President of Shelby Springs Stock Farms, Inc., an Alabama 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, 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 6 day of December, 2002.

  
Notary Public

My Commission Expires: 2/11/06