
(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

RICHARD EBERHARDT
1403 TIMBER CIRCLE
HELENA, AL 35080

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TWENTY EIGHT THOUSAND DOLLARS and 00/100 (\$128,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, GREGORY W. RISCH and BENITA V. RISCH, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto RICHARD EBERHARDT, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 2, ACCORDING TO THE AMENDED MAP AND SURVEY OF TIMBER PARK, AS RECORDED IN MAP BOOK 13, PAGE 115, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:



1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2002 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2003.
2. 7.5 FOOT EASEMENT(S) ALONG THE REAR LOT LINE AS SHOWN ON RECORD MAP(S).
3. 20 FOOT BUILDING RESTRICTION LINE(S) FROM TIMBER CIRCLE AS SHOWN ON RECORD MAP(S).
4. RIGHTS GRANTED ALABAMA POWER COMPANY TO CONSTRUCT, INSTALL, OPERATE AND MAINTAIN ALL CONDUITS, CABLES, TRANCLOSURES AND OTHER APPLIANCES AND FACILITIES USEFUL OR NECESSARY FOR OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRIC POWER AND FOR UNDERGROUND COMMUNICATION SERVICE AS SET FORTH BY INSTRUMENT RECORDED IN REAL VOLUME 306, PAGE 132.
5. AGREEMENT WITH ALABAMA POWER COMPANY RELATING TO UNDERGROUND RESIDENTIAL DISTRIBUTION SYSTEM AS RECORDED IN REAL VOLUME 306, PAGE 113.

\$121,600.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, his, her or their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators 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 GRANTORS, GREGORY W. RISCH and BENITA V. RISCH, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 28th day of March, 2003.

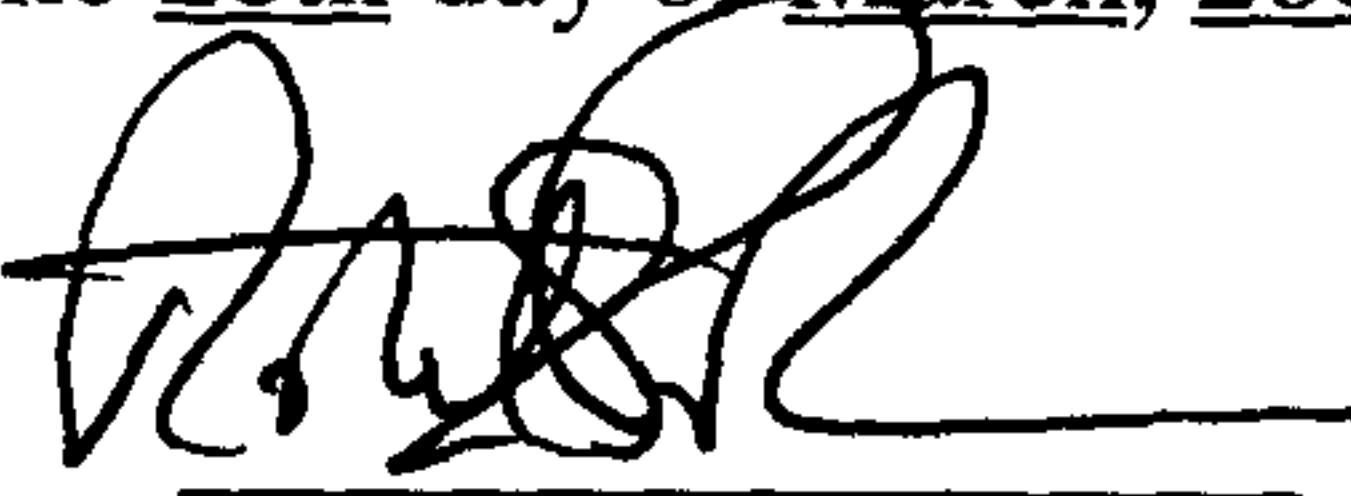

GREGORY W. RISCH

BENITA V. RISCH

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that GREGORY W. RISCH, BENITA V. RISCH whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 28th day of March, 2003.


Notary Public

My commission expires: 7/11/06