

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

SEND TAX NOTICE TO:

RICHARD LEE RAYBON, JR.

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

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of ONE HUNDRED FOUR THOUSAND FOUR HUNDRED DOLLARS and 00/100 (\$104,400.00) to the undersigned grantor, WATERFORD, L.L.C. an Alabama Limited Liability company, 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 RICHARD LEE RAYBON, JR., (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in JEFFERSON County, Alabama, to-wit:

LOT 259 BEING A RESURVEY OF LOTS 133, 134 135, 136A, 136B, 137A, 137B AND 138A WATERFORD VILLAGE SECTOR 1, IN MAP BOOK 31, PAGE 15 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. DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS, AS RECORDED IN INSTRUMENT #2000-40215 AND AMENDED IN INSTRUMENT #2001-12819.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO AS RECORDED IN INSTRUMENT #1995-1640 AND REAL 345 PAGE 744.
4. ARTICLES OF WATERFORD HOME OWNERS ASSOCIATION, AS RECORDED IN INSTRUMENT #2001-12817.
5. A 40 FOOT EASEMENT ON THE SOUTHWESTERLY SIDE AS SHOWN BY RECORDED MAP.
6. A 8 FOOT EASEMENT ON THE REAR AND A 8 FOOT EASEMENT FROM THE VILLAGE LANE, AS SHOWN ON RECORDED MAP.

\$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, WATERFORD, L.L.C., by its MEMBER, CHRIS GREENE who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 14th day of October, 2003.

WATERFORD, L.L.C.  
By:   
CHRIS GREENE, MEMBER

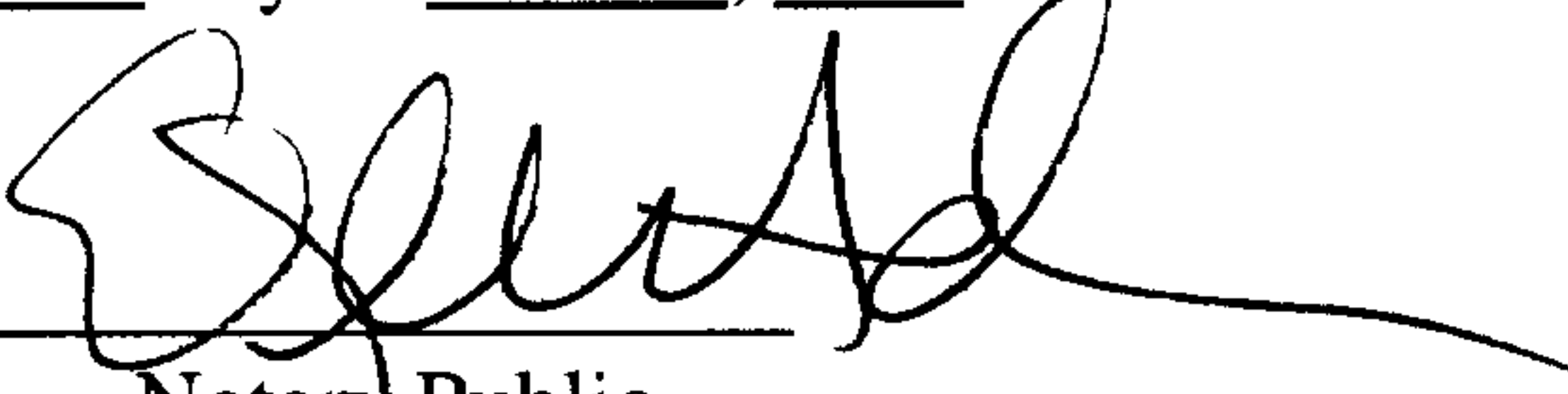
STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CHRIS GREENE, whose name as MEMBER of WATERFORD, L.L.C., an Alabama Limited Liability Company, 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 limited liability company.

Given under my hand this the 14th day of October, 2003.

  
Notary Public

My commission expires: 10.2.05