

William Brown #1600545900

CASH SALE

Sales Price: \$19,200.00

Down Payment: 19,200.00

Balance Due: -0-

Finance Charges: -0-

Total of Payments: -0-

ALABAMA - SPECIAL WARRANTY DEED

THIS INDENTURE, Made this 5TH day of March, 2004, BETWEEN Walter Mortgage Company, a corporation existing under the laws of the State of Delaware, having an address of P. O. Box 31601, Tampa, Florida 33631-3601, the party of the first part, and Trophy Development, LLC, 1205 Ashville Rd. Montevallo, AL 35115 of the County of Shelby and State of Alabama, party of the second part, WITNESSETH, that the said party of the first part, for and in consideration of the sum of \$19,200.00 Nineteen Thousand and no/100 Dollars, to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto said party of the second part, and its heirs and assigns forever, all that certain parcel of land lying and being in the County of Shelby and State of Alabama, more particularly described on Exhibit A attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining; TO HAVE AND TO HOLD the same in fee simple forever.

And the said party of the first part doth covenant with the said party of the second part that it is lawfully seized of the said premises; that they are free of all encumbrances, and that it has good right and lawful authority to sell the same; and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever by, through and under the party of the first part, but not otherwise.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be signed in its name by C.T. Witherington, Vice President of Walter Mortgage Company., for that company, the day and year above written.

WALTER MORTGAGE COMPANY

By:

Name:

Title:

C.T. Witherington


Vice President

ACKNOWLEDGMENT

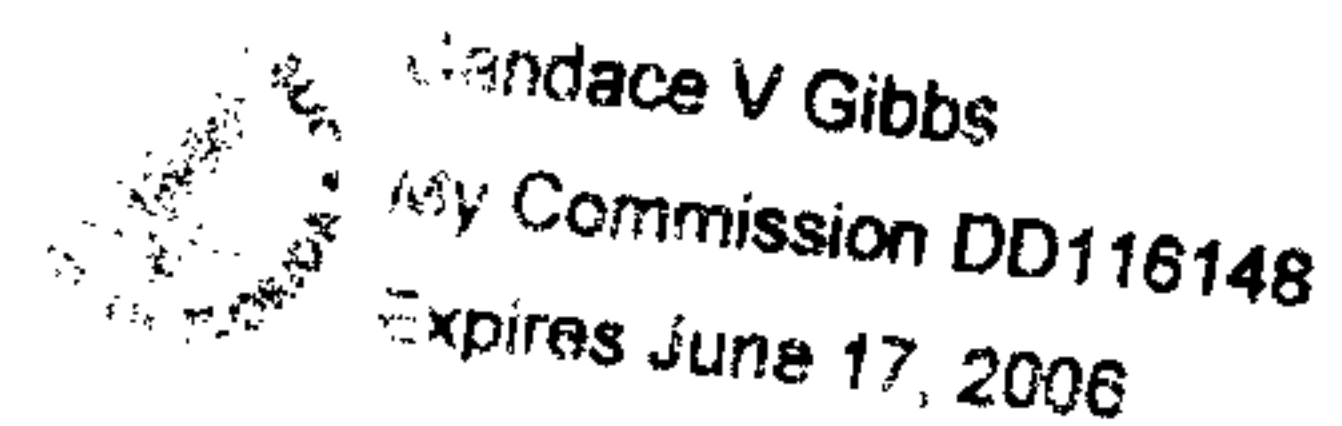
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

BE IT REMEMBERED that on this day before me, a Notary Public within and for the county and state aforesaid, duly authorized, acting and commissioned, personally appeared C.T. Witherington, to me personally well known, who acknowledged that he/she is the Vice President of Walter Mortgage Company, a corporation, and that as such officer being authorized so to do, had executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such officer.

WITNESS my hand and official seal as such Notary Public on this the 5th day of March, 2004.



NOTARY PUBLIC
Print Name:
My Commission Expires:



THIS INSTRUMENT PREPARED BY:
Jeffrey P. Thofner, Esquire
P. O. Box 31601
Tampa, FL 33631-3601
JPT-T-3.JWH (Rev. 7/01)

AFTER RECORDING RETURN TO:
Jim Walter Homes, Inc., Attn: C. T. Witherington
P. O. Box 31601
Tampa, FL 33631-3601

WILLIAM BROWN #1600545900

EXHIBIT "A"

COUNTY OF SHELBY
STATE OF ALABAMA

Commence at the southeast corner of the Southwest quarter of the Southeast Quarter of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama; thence run west along the South line of said quarter-quarter section a distance of 254.65 feet to a point on the North right-of-way line of Smokey Road (70 minutes right-of-way); thence turn an angle of 9 degrees 42 minutes 05 seconds to the right and run along said right-of-way line a distance of 238.54 feet; thence turn an angle of 74 degrees 19 minutes 50 seconds to the right and run north a distance of 200.57 feet to the point of beginning; thence turn an angle of 80 degrees 45 minutes 36 seconds to the left and run west a distance of 48.17 feet to an old iron; thence continue along the last described course 170.06 feet to a point on the Eastern right-of-way line of a County Road; thence turn an angle of 78 degrees 48 minutes 32 seconds to the right and run north along the Eastern right-of-way line of said County Road 982.30 feet to an old iron; thence turn an angle of 98 degrees 08 minutes 18 seconds to the right and run east a distance of 172.70 feet to a point; thence turn an angle of 82 degrees 25 minutes 39 seconds to the right and run south a distance of 781.28 feet to a point; thence turn an angle of 72 degrees 58 minutes 17 seconds to the left and run southeast a distance of 60.51 feet; thence turn an angle of 74 degrees 21 minutes 25 seconds and run south a distance of 200.79 feet to the point of beginning. Containing 4.02 acres.

Less and except any road right of ways of record. Grantor does not assume any liability for unpaid taxes.