Shelby County, AL 07/11/2006 State of Alabama

Deed Tax:\$6.50

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

LESLIE LONG 1219 VILLAGE TRAIL CALERA, AL 35040

STATE OF ALABAMA COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TWENTY ONE THOUSAND NINE HUNDRED THIRTY EIGHT DOLLARS 00/100 (\$121,938.00) to the undersigned grantor, WATERFORD, L.L.C., a/an, 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 LESLIE LONG, AN UNMARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 320, ACCORDING TO THE SURVEY OF WATERFORD-VILLAGE SECTOR 5, PHASE 1, AS RECORDED IN MAP BOOK 36, PAGE 16, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

- 1. TAXES FOR THE YEAR 2005, A LIEN, BUT NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
- 2. RIGHT OF WAY TO ALABAMA POWER COMPANY AND SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, AS SET FORTH IN REAL VOLUME 2300, PAGE 867.
- 3. RIGHT OF WAY TO ALABAMA POWER COMPANY, AS SET FORTH IN VOLUME 2877, PAGE 403, VOLUME 4156, PAGE 394, AND VOLUME 4220, PAGE 9.
- 4. EASEMENT OF UNDETERMINED WIDTH ON THE FRONT OF SUBJECT PROPERTY, AS SHOWN ON RECORDED MAP.
- 5. 7.5 FOOT EASEMENT ON THE BACKSIDE, AS SHOWN ON RECORDED MAP.
- 6. 7.5 FOOT EASEMENT ON THE EAST SIDE OF SAID PROPERTY, AS SHOWN BY RECORDED MAP.
- 7. 8-FOOT EASEMENT ON THE FRONT SIDE OF SAID PROPERTY, AS SHOWN BY RECORDED MAP.
- 8. RIGHT OF WAY TO ALABAMA POWER COMPANY, AS SET FORTH IN INSTRUMENT 2005-56363, 2005-56420.
- 9. RESTRICTIVE COVENANTS, AS SETFORTH IN INSTRUMENT 2005-59712



\$115,841.00 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 MATTHEW S. MOORE its CLOSING AGENT, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 29th day of June, 2006.

MATTHEW S. MOORE
CLOSING AGENT

WATERFORD, L.L.C.

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that MATTHEW S. MOORE, whose name as CLOSING AGENT of WATERFORD, L.L.C., a/an, 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.

Given under my hand this the 29th day of June, 2006.

Notary Public

My commission expires: \(\frac{\gamma.\gamm

NOTARY PUBLIC OF ATTENTION OF ATTENTO OF ATTENTION OF ATTENTION OF ATTENTION OF ATTENTION OF ATTENTO OF ATTENTION OF ATTENTO OF ATTENTION OF ATTENTION OF ATTENTION OF ATTENTION OF ATTENTI