

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

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

JIMMY RAY LAYTON  
 217 VILLAGE DRIVE  
 CALERA, AL 35040

STATE OF ALABAMA  
 COUNTY OF SHELBY

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of **ONE HUNDRED SIXTEEN THOUSAND FIVE HUNDRED 00/100 (\$116,500.00) DOLLARS** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **LAWRENCE M. RICHTER and CHARLOTTE RICHTER, HUSBAND and WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **JIMMY RAY LAYTON**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 30, according to the Survey of Waterford Village, Sector 4, as recorded in Map Book 33, Page 86, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**SUBJECT TO:**

1. **TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2009 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2010.**
2. **BUILDING SETBACK LINE AS SHOWN BY PLATS**
3. **EASEMENTS AS SHOWN BY RECORDED PLAT.**
4. **RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. NO. 2000820000467050.**
5. **RIGHT(S) OF WAY(S) GRANTED TO SHELBY COUNTY BY INSTRUMENT(S) RECORDED IN DEED 240, PAGE 36.**
6. **EASEMENT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENTS RECORDED IN INST. NO. 2004062900035497.**
7. **TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING THOSE SET OUT IN REAL 345, PAGE 744 AND INST. NO. 1995-1640.**
8. **RELEASE OF DAMAGES AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. NO. 1995-1640 AND REAL 345, PAGE 744.**
9. **TERMS AND CONDITIONS AS SET OUT IN INST. NO. 1995-1640.**
10. **ARTICLES OF INCORPORATION OF WATERFORD HOMEOWNERS ASSOCIATION ALONG WITH THE BYLAWS THERETO, RECORDED IN INST. NO. 1999-49065 AND INST. NO. 2001-12817.**
11. **GRANT OF STATE OF ALABAMA FOR RAILROAD AS SET OUT IN REAL 278, PAGE 5.**
12. **RELEASE OF DAMAGES, RESTRICTIONS, MODIFICATIONS, COVENANTS, CONDITIONS, RIGHTS, PRIVILEGES, IMMUNITIES AND LIMITATIONS, AS APPLICABLE, AS SET OUT IN AND AS REFERRED IN DEED(S) RECORDED IN INST. NO. 20050328000140350.**

\$116,500.00 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, **LAWRENCE M. RICHTER and CHARLOTTE RICHTER**, have hereunto set his, her or their signature(s) and seal(s), this the 25th day of June, 2010.

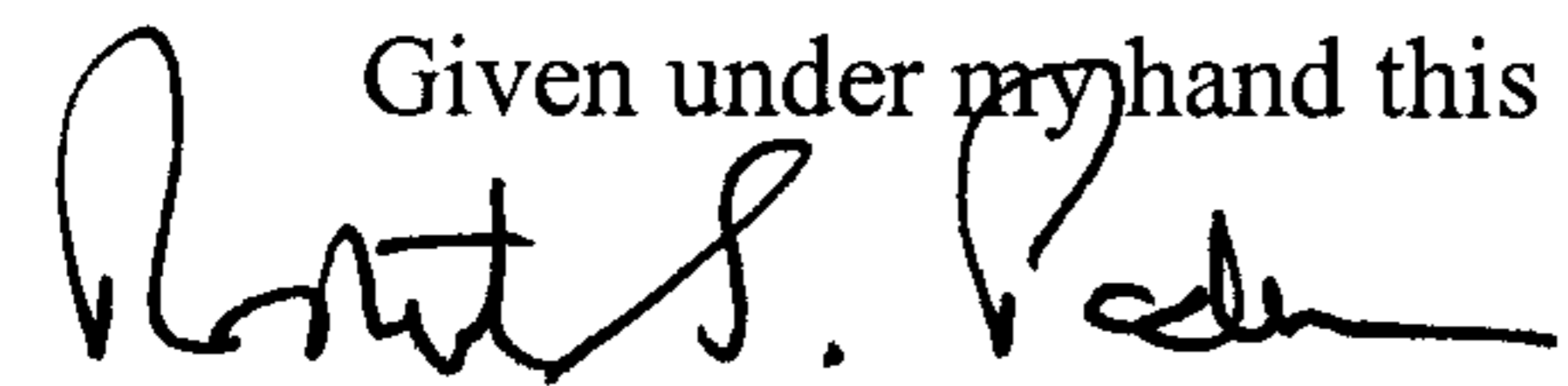
  
LAWRENCE M. RICHTER

  
CHARLOTTE RICHTER

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**ACKNOWLEDGEMENT**

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **LAWRENCE M. RICHTER and CHARLOTTE RICHTER**, 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 25th day of June, 2010.  
  
\_\_\_\_\_  
Notary Public

My commission expires: 7/16/10

