

This Instrument Prepared by & return to:
Name: KIM WATSON, an employee of
TITLE OFFICES, LLC
Address: 1089 SW MAIN BLVD.
LAKE CITY, FLORIDA 32025
File No. 05V-08071KW

Parcel I.D. #: 07486-001

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 23rd day of September, A.D. 2005, by **WIREGRASS HOMEBUILDERS, INC.**, having its principal place of business at P.O. BOX 2253 - 36302, 1312 SIOUX STREET, DOTHAN, AL 36303, hereinafter called the grantor, to **TAMMIE S. MAULDEN, single,** whose post office address is **288 SE Lindale Gln. LAKE CITY, FL 32025** hereinafter called the grantee:

(Whoever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in **Columbia County, State of FLORIDA**, viz:

Lot 14, HAIGHT-ASHBURY, according to the map or plat thereof as recorded in Plat Book 7, Page 185, of the Public Records of Columbia County, FLORIDA.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold the same in fee simple forever.

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2004.

In Witness Whereof, the said grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

William F. Mitchem
Witness Signature
WILLIAM F. MITCHEM
Printed Name

Heisha Sunday
Witness Signature
HEISHA SUNDAY
Printed Name

WIREGRASS HOMEBUILDERS, INC.
By: Thomas F. Leonard L.S.
Name: THOMAS F. LEONARD
Title: PRESIDENT

STATE OF ALABAMA
COUNTY OF HOUSTON

The foregoing instrument was acknowledged before me this 23rd day of September, 2005, by Thomas F. Leonard as President of WIREGRASS HOMEBUILDERS, INC., a Florida corporation. He (she) is personally known to me or has produced personally known as identification.

Mona Lisa Will
Notary Public
My commission expires 12/06/08

Inst:2005024659 Date:10/05/2005 Time:08:53

Doc Stamp-Deed : 734.30

mk DC, P. Dewitt Cason, Columbia County B:1060 P:2044

Exhibit "A"

Attached to the certain Warranty Deed from Wiregrass Homebuilders, Inc.

_____ to Tammie S. Maulden _____ simultaneous with

the execution of this Warranty Deed is granting a mortgage to Federal Home Loan Bank of Atlanta in the amount of \$6,000.00. While said mortgage is outstanding the following restrictions and covenants shall apply to the property being conveyed herein: (i) The Federal Home Loan Bank of Atlanta is to be given notice of any sale or refinancing of the unit occurring prior to the end of the five-year AHP retention period; (ii) in the case of a sale prior to the end of the five-year AHP retention period, an amount equal to the pro rata share of the direct subsidy, reduced for every year the seller owned the unit, shall be repaid to the Federal Home Loan Bank from any net gain realized upon the sale of the unit after deduction for sales expenses, unless the purchaser is a low or moderate income household, as defined in the FHLB regulations for the Affordable Housing Program; (iii) in the case of a refinancing prior to the end of the five-year AHP retention period, an amount equal to a pro rata share of the direct subsidy, reduced for every year the occupying household has owned a unit, shall be repaid to the Federal Home Loan Bank from any net gain realized upon the refinancing, unless the unit continues to be subject of the deed restriction or other legally enforceable retention agreement or mechanism, as described in these four paragraphs; and (IV) the obligation to repay AHP subsidy to the Federal Home Bank of Atlanta shall terminate after any foreclosure.

Federal Home Loan Bank AHP PROJECT # 00A0442
Street Address of Subject Property 288 SE Lindale Glen
Lake City, Florida 32025

Inst:2005024659 Date:10/05/2005 Time:08:53
Doc Stamp-Deed : 734.30
DC, P. Dewitt Cason, Columbia County B:1060 P:2045