

add

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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SEND TAX NOTICE TO:

JODI LEIGH UPTON
101 WATERFORD HIGHLANDS TRAIL
CALERA, AL 35040

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FORTY SIX THOUSAND EIGHT HUNDRED SIXTY SEVEN DOLLARS and 00/100 (\$146,867.00) to the undersigned grantor, MUNGER, BLALOCK & COMPANY, INC. a corporation, 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 JODI LEIGH UPTON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 448, ACCORDING TO THE SURVEY OF WATERFORD HIGHLANDS - SECTOR 2-PHASE 1, AS RECORDED IN MAP BOOK 30, 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. 8 FOOT EASEMENT RESERVED FROM WATERFORD HIGHLANDS TRAIL, AS SHOWN BY RECORDED MAP.
3. ORDINANCE WITH CITY OF CALERA, AS RECORDED IN INSTRUMENT #2000-0006.
4. RIGHT OF WAY TO SHELBY COUNTY, AS RECORDED IN DEED BOOK 240, PAGE 36.
5. 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 PAGE 1640 AND REAL 345 PAGE 744.
6. TERMS AND CONDITIONS, AS RECORDED IN INSTRUMENT #1995 PAGE 1640.
7. ARTICLES OF WATERFORD HOME OWNERS ASSOCIATION, AS RECORDED IN INSTRUMENT #2001, PAGE 12817.
8. ARTICLES OF ORGANIZATION OF WATERFORD, LLC AS RECORDED IN INSTRUMENT #1999-49065.
9. RESTRICTIONS, AS RECORDED IN INSTRUMENT #2002-59257.

10. DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS, AS RECORDED IN INSTRUMENT #2000 PAGE 40215 AND AMENDED IN INSTRUMENT #2001-12819.

11. GRANT TO THE STATE OF ALABAMA FOR RAILROAD, AS RECORDED IN REAL 278, PAGE 5.

\$144,586.00 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, MUNGER, BLALOCK & COMPANY, INC., by its PRESIDENT, TIMOTHY J. MUNGER who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 28th day of April, 2003.

MUNGER, BLALOCK & COMPANY, INC.

By:


TIMOTHY J. MUNGER, PRESIDENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that TIMOTHY J. MUNGER, whose name as PRESIDENT of MUNGER, BLALOCK & COMPANY, INC., a corporation, 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 corporation.

Given under my hand this the 28th day of April, 2003.


Notary Public

My commission expires: 10-2-05