

CLAIM OF LIEN FORM

7870

20021018000611260 Pg 1/2 45.00
Shelby Cnty Judge of Probate, AL
10/18/2002 12:29:00 FILED/CERTIFIED

20050303000101220 Pg 2/2 14.00
Shelby Cnty Judge of Probate, AL
03/03/2005 15:18:00 FILED/CERTIFIED

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

JOEL RIVERA
168 MILGRAY LANE
CALERA, AL 35040

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of THIRTY THOUSAND NINE HUNDRED DOLLARS and 00/100 (\$30,900.00) to the undersigned grantor, SHELBY SPRINGS STOCK FARMS, 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 JOEL RIVERA, A MARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 37, ACCORDING TO THE SURVEY OF SHELBY SPRINGS FARM, CAMP WINN, SECTOR 2, PHASE I, AS RECORDED IN MAP BOOK 26, PAGE 6, 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. 35 FOOT BUILDING LINE ON THE SOUTH SIDE AND THE EAST SIDE OF SAID PROPERTY, AS SHOWN BY RECORDED MAP.
3. 7.5 FOOT EASEMENT ON THE NORTH SIDE OF SAID PROPERTY, AS SHOWN BY RECORDED MAP.
4. RESTRICTIVE COVENANT AS RECORDED IN INSTRUMENT 1999-36840.
5. GRANT OF LAND EASEMENT FOR UNDERGROUND FACILITIES IN SUBDIVISION, GRANTED TO ALABAMA POWER COMPANY, AS RECORDED IN INSTRUMENT 2001-232071.
6. RIGHT OF WAY TO SHELBY COUNTY, AS RECORDED IN DEED BOOK 228, PAGE 780 (AKA) 1989-6206, AND 1998-08297.
7. RIGHT OF WAY WITH ALABAMA POWER COMPANY, AS RECORDED IN DEED BOOK 177, PAGE 50, DEED BOOK 161, PAGE 124, AND DEED BOOK 172, PAGE 433.
8. RIPARIAN RIGHTS FOR LAKE LERAY, AS SHOWN BY RECORDED MAP.
9. CITY ORDINANCE TO CALERA AS RECORDED IN INSTRUMENT 2000-00004.