13209

20050912000471840 1/2 $14.50
Shelby Cnty Judge of Probate,AL
09/12/2005 03:25:05PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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

SEND TAX NOTICE TO:

RAINELLE RENEE GADDY
182 SAVANNAH LANE
CALERA, AL 35040

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED TWENTY SEVEN THOUSAND NINE HUNDRED DOLLARS and 00/100 ($227,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JAMES S. WALDROP and CHRISTI L. WALDROP, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto RAINELLE RENEE GADDY, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 404 ACCORDING TO THE SURVEY OF SAVANNAH POINTE SECTOR V PHASE I AS RECORDED IN MAP BOOK 26, PAGE 50 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2004 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2005.

2. 35 FOOT BUILDING SETBACK LINE ALONG SAVANNAH CIRCLE AS SHOWN ON THE RECORDED MAP OF SAID SUBDIVISION.

3. OIL GAS AND MINERALS AND ALL OTHER SUBSURFACE INTERESTS IN TO OR UNDER THE LAND HEREIN DESCRIBED.

4. RIGHT OF WAY TO SOUTHERN NATURAL GAS RECORDED IN DEED BOOK 90, PAGE 477 AND DEED BOOK 88, PAGE 560.

5. PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 171, PAGE 279.

6. ANNEXED TO THE CITY OF CALERA AS RECORDED IN INSTRUMENT 1998-10745.

7. COVENANTS CONDITIONS AND RESTRICTIONS AS SET FORTH IN INSTRUMENT DOCUMENT RECORDED IN INSTRUMENT 2000-1055.

$182,300.00
~~$182,320.00~~ of the consideration herein was derived from a mortgage closed simultaneously herewith.

$45,580 the consideration herein was derived from a mortgage closed simultaneously herewith.

Shelby County, AL 09/12/2005
State of Alabama

Deed Tax:$.50

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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, JAMES S. WALDROP and CHRISTI L. WALDROP, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 31st day of August,2005.

JAMES S. WALDROP

CHRISTI L. WALDROP, BY AND THROUGH
HER ATTORNEY IN FACT, JAMES S. WALDROP
By and through her Attorney in fact
James Scott Waldrop

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JAMES S. WALDROP, 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 31st day of August, 2005.

Notary Public

My commission expires: 7/4/06

ROBERT S. PADEN NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JAMES S. WALDROP whose name(s) as attorney in fact for CHRISTI L. WALDROP, 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, they, executed the same voluntarily on the day the same bears date.

Given under my hand this the 31ST day of AUGUST, 2005

Notary Public
My commission expires: 7/4/06

ROBERT S. PADEN NOTARY PUBLIC ALABAMA STATE AT LARGE