20060202000055160 1/2 $15.00
Shelby Cnty Judge of Probate, AL
02/02/2006 02:13:50PM FILED/CERT

DEED IS BEING RECORDED TO CLEAR GAP IN CHAIN OF TITLE

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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

SEND TAX NOTICE TO:

WATERFORD, LLC

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of FIVE HUNDRED DOLLARS and 00/100 ($500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, SHELBY SPRINGS STOCK FARMS, INC. (herein referred to as GRANTORS) do grant, bargain, sell and convey unto WATERFORD, LLC (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 485, ACCORDING TO THE SURVEY OF WATERFORD HIGHLANDS-SECTOR 3, PHASE 2, AS RECORDED IN MAP BOOK 32, PAGE 136 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. # 20021126000592570 IN THE PROBATE OFFICE.

2. EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING 8 FEET ON THE EASTERLY SIDE OF THE LAND.

3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RIGHTS SET OUT IN INST. # 1995-1640 AND REAL 345 PAGE 744 IN THE PROBATE OFFICE.

4. RELEASE(S) OF DAMAGES AS SET OUT INSTRUMENTS(S) RECORDED IN INST. #1995-1640 and real 345 page 744.

5. RESTRICTIONS, LIMITATIONS, CONDITIONS AND OTHER PROVISIONS AS SET OUT IN MAP BOOK 32 PAGE 136 IN THE PROBATE OFFICE.

6. GRANT TO STATE OF ALABAMA FOR RAILROAD SET OUT IN REAL 278 PAGE 5 IN PROBATE OFFICE.

7. TERMS AND CONDITIONS AS CONTAINED IN DEED RECORDED IN INST. # 1995-1640 IN PROBATE OFFICE

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TO HAVE AND TO HOLD Unto the said GRANTEES, 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, SHELBY SPRINGS STOCK FARMS, INC., have hereunto set his, her or their signature(s) and seal(s), this the 1st day of JANUARY, 2006.

SHELBY SPRINGS STOCK FARMS, INC.

BY: _____
CHRIS GREENE
CLOSING AGENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CHRIS GREENE AS CLOSING AGENT FOR SHELBY SPRINGS STOCK FARMS, INC., 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 and with full authority of said corporation on the day the same bears date.

Given under my hand this the 1st day of JANUARY, 2006.

_____
Notary Public

My commission expires: 8/2/08