14125

20060404000155460 1/2 $44.00
Shelby Cnty Judge of Probate,AL
04/04/2006 02:37:12PM FILED/CERT

Shelby County, AL 04/04/2006
State of Alabama

Deed Tax:$30.00

(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:

DEBORAH B. GURGANUS
622 WATERFORD LANE
CALERA, AL 35040

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FORTY SEVEN THOUSAND NINE HUNDRED DOLLARS and 00/100 ($147,900.00) to the undersigned grantor, HOLSOMBECK BUILDERS, 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 DEBORAH B. GURGANUS, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 572, according to the Survey of Waterford Highlands, Sector 4, Phase I, as recorded in Map Book 34, Page 73, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2005 WHICH CONSTITUTE A LIEN, BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2006.

2. EASEMENTS AS SHOWN BY PLAT INCLUDING AN IRREGULAR EASEMENT ON THE SOUTHWESTERLY SIDE, 8 FOOT ON THE NORTHEASTERLY SIDE AND 7.5 FOOT ON THE SOUTHEASTERLY SIDE OF THE LAND.

3. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) AS RECORDED IN INST. NO. 20051129000616490.

4. 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 INST. NO. 20021115000570760 AND CORRECTED IN INST. NO. 20030604000346100 AND 1995-1640.

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

6. TERMS AND CONDITIONS, AS RECORDED IN INST. 1995, PAGE 1640.

7. RIGHT(S) OF WAY(S) GRANTED TO TOWN OF CALERA BY INSTRUMENT(S) RECORDED IN INST. NO. 2001-36236.

8. RELEASE(S) OF DAMAGES AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. NO. 1995-1640.

20060404000155460 2/2 $44.00
Shelby Cnty Judge of Probate, AL
04/04/2006 02:37:12PM FILED/CERT

9. RESTRICTIONS, LIMITATIONS, CONDITIONS AND OTHER PROVISIONS AS SET OUT IN MAP BOOK 34, PAGE 73.

10. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DEED FROM GULF STATES PAPER CORPORATION TO WATERFORD, LLC INCLUDING RIGHTS, RESERVED AS TO TIMBER HARVESTING, AS SET OUT AND RECORDED IN INST. NO. 20030604000346100.

11. RESTRICTIONS, COVENANTS AND GRANTS OF LAND EASEMENT TO ALABAMA POWER COMPANY AS SET OUT IN INST. NO. 20040910000505570.

$118,320.00 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, HOLSOMBECK BUILDERS, INC., by its PRESIDENT, STAN HOLSOMBECK who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 29th day of March, 2006.

HOLSOMBECK BUILDERS, INC.

By: _____
STAN HOLSOMBECK, 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 STAN HOLSOMBECK, whose name as PRESIDENT of HOLSOMBECK BUILDERS, 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 29th day of March, 2006.

_____
Notary Public

My commission expires: 9-21-09

ELIZABETH L. HENDERSON
NOTARY
PUBLIC
ALABAMA STATE AT LARGE