14425

20060601000258580 1/2 $15.00
Shelby Cnty Judge of Probate, AL
06/01/2006 08:21:27AM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

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

SEND TAX NOTICE TO:

AUDREY N. KIMBROUGH
1068 VILLAGE TRAIL
CALERA, AL 35040

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED TWENTY NINE THOUSAND THREE HUNDRED DOLLARS 00/100 ($129,300.00) DOLLARS** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **RICHARD F. BAPTIST, AN UNMARRIED PERSON** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **AUDREY N. KIMBROUGH, AN UNMARRIED PERSON**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

LOT 126, ACCORDING TO THE SURVEY OF WATERFORD VILLAGE, SECTOR 1, AS RECORDED IN MAP BOOK 27, PAGE 100 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. **TAXES FOR THE YEAR 2005, A LIEN, BUT NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.**
2. **A 15-FOOT ALLEY ON THE NORTH SIDE OF SAID PROPERTY, AS SHOWN ON RECORDED MAP.**
3. **8-FOOT EASEMENT ON THE SOUTH SIDE OF SAID PROPERTY, AS SHOWN BY RECORDED MAP.**
4. **AN 8 FOOT EASEMENT, ON THE REAR AND VARIABLE ALLEY AND EASEMENT ON THE FRONT AND EAST AND WEST OF SUBJECT PROPERTY, AS SHOWN ON RECORDED MAP.**
5. **DECLARATION OF RESTRICTIONS, COVENANTS, AND EASEMENTS, AS RECORDED IN INSTRUMENT 2000, PAGE 40215 AND AMENDED IN INSTRUMENT 2001, PAGE 12819.**
6. **ARTICLES OF ORGANIZATION OF WATERFORD L.L.C., AS RECORDED IN INSTRUMENT 1999, PAGE 49065.**
7. **ORDINANCE WITH THE CITY OF CALERA, AS RECORDED IN INSTRUMENT 2000, PAGE 0006.**
8. **RIGHT OF WAY TO SHELBY COUNTY, AS RECORDED IN DEED BOOK 240, PAGE 36.**
9. **GRANT TO THE STATE OF ALABAMA FOR RAILROAD, AS RECORDED IN REAL 278, PAGE 5.**

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10. **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.**

11. **TERMS AND CONDITIONS, AS RECORDED IN INSTRUMENT 1995, PAGE 1640.**

12. **RELEASE OF DAMAGES, AS SET FORTH IN INSTRUMENT 1995, PAGE 1640 AND REAL 345, PAGE 744.**

13. **ARTICLES OF WATERFORD HOMEOWNERS ASSOCIATION, AS RECORDED IN INSTRUMENT 2001, PAGE 12817.**

14. **A 15-FOOT EASEMENT ON THE NORTH SIDE OF SUBJECT PROPERTY, AS SHOWN BY RECORDED MAP.**

$129,300.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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, **RICHARD F. BAPTIST, AN UNMARRIED PERSON,** have hereunto set his, her or their signature(s) and seal(s), this the 25th day of May, 2006.

RICHARD F. BAPTIST

STATE OF ALABAMA
COUNTY OF SHELBY

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **RICHARD F. BAPTIST, AN UNMARRIED PERSON** , 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 25th day of May, 2006.

Notary Public

My commission expires: 9-27-09

ELIZABETH L. HENDERSON
NOTARY PUBLIC
ALABAMA STATE AT LARGE