14460

20060606000265350 1/2 $136.50
Shelby Cnty Judge of Probate,AL
06/06/2006 09:06:40AM FILED/CERT

Shelby County, AL 06/06/2006
State of Alabama

Deed Tax:$122.50

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

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

SEND TAX NOTICE TO:

WILLIE LARSON
1224 VILLAGE TRAIL
CALERA, AL 35040

STATE OF ALABAMA
COUNTY OF SHELBY

STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED TWENTY TWO THOUSAND ONE HUNDRED DOLLARS 00/100 ($122,100.00) DOLLARS** to the undersigned grantor, **WATERFORD, L.L.C.**, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto **WILLIE LARSON**, (herein referred to as GRANTEE, the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

LOT 88, ACCORDING TO THE SURVEY OF WATERFORD-VILLAGE SECTOR 5, PHASE 1, AS RECORDED IN MAP BOOK 36, PAGE 16, 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. RIGHT OF WAY TO ALABAMA POWER COMPANY AND SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, AS SET FORTH IN REAL VOLUME 2300, PAGE 867.

3. RIGHT OF WAY TO ALABAMA POWER COMPANY, AS SET FORTH IN VOLUME 2877, PAGE 403, VOLUME 4156, PAGE 394, AND VOLUME 4220, PAGE 9.

4. EASEMENT OF UNDETERMINED WIDTH ON THE FRONT OF SUBJECT PROPERTY, AS SHOWN ON RECORDED MAP.

5. 8-FOOT EASEMENT ON THE NORTH SIDE FROM VILLAGE TRAIL, AS SHOWN ON RECORDED MAP.

6. 15 FOOT EASEMENT ON THE BACK SIDE OF SUBJECT PROPERTY, AS SHOWN ON RECORDED MAP.

7. 7.5 FOOT EASEMENT ON THE NORTHWESTERLY SIDE, AS SHOWN ON RECORDED MAP.

8. RIGHT OF WAY TO ALABAMA POWER COMPANY, AS SET FORTH IN INSTRUMENT 2005-56363, 2005-56420.

9. RESTRICTIVE COVENANTS, AS SETFORTH IN INSTRUMENT 2005-59712.

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$.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, her/his heirs and assigns, forever.

IN WITNESS WHEREOF, the said **MATTHEW S. MOORE** as **CLOSING AGENT** of **WATERFORD, L.L.C.** , has hereunto subscribed his/her name on this the 2nd day of June, 2006.

WATERFORD, L.L.C.

MATTHEW S. MOORE
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 **MATTHEW S. MOORE**, whose name as **CLOSING AGENT** of **WATERFORD, L.L.C.**, 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 .

Given under my hand this the 2nd day of June, 2006.

Notary Public

My commission expires: 9.29.06

GEORGE M. VAUGHN NOTARY PUBLIC ALABAMA STATE AT LARGE