


Send Tax Notice To:

JIM ADAMS  
339 HIGHWAY 301  
CALERA,AL. 35040

## STATUTORY WARRANTY DEED

  
20060712000334450 1/3 \$517.00  
Shelby Cnty Judge of Probate,AL  
07/12/2006 08:56:39AM FILED/CERT

STATE OF ALABAMA  
SHELBY COUNTY

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of

**Five Hundred Thousand and 00/100 (\$500,000.00) Dollars**  
in hand paid to

**Waterford,L.L.C.**

an Alabama Limited Liability Company, (herein referred to as "Grantor"), the receipt of which is hereby acknowledged, said Grantor does by these presents grant, bargain, sell and convey unto

**James Adams and Catherine Adams**

(herein referred to as Grantee, whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby** County, Alabama, to-wit:

**See attached Exhibit A attached Hereto and Included Herein**

Subject to covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 2005 and subsequent years not yet due and payable.

Subject to Mineral and Mining rights of record and all rights and privileges incident thereto.

Any and all other matters of public record as recorded in the office of the judge of Probate of Shelby County,Alabama.

**THE ATTORNEY PREPARING THIS INSTRUMENT HAS NOT SEARCHED THE TITLE OF THE PROPERTY CONVEYED HEREIN, NOR MAKES ANY REPRESENTATION CONCERNING THE VALIDITY OF THE SAME, AND NO REPRESENTATION OF THE SUBSURFACE CONDITIONS IS MADE BY ANYONE.**

**TOGETHER WITH** all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD, To** the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, 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, 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 Grantee, his, her or their heirs, executors and assigns forever. against the lawful claims of all persons. Purchaser accepts lot in its "as-is " condition, with the knowledge that there is fill on the lot and seller is not responsible for any subsurface conditions.



20060712000334450 2/3 \$517.00  
Shelby Cnty Judge of Probate, AL  
07/12/2006 08:56:39AM FILED/CERT

**IN WITNESS WHEREOF**, the said Grantor by its President, who is authorized to execute this conveyance, hereto set its signature and seal this 11<sup>th</sup> day of May, 2005.

Waterford, L.L.C.

By: 

John G. Reamer, Jr., Member

**STATE OF ALABAMA  
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John G. Reamer, Jr.** whose name as **Member of Waterford, L.L.C.**, an Alabama Limited Liability Company, 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 as such officers and with full authority executed the same voluntarily for and as the act of said Corporation on the day the same bears date.

Given under my hand and official seal, this 11<sup>th</sup> day of May, 2005.

Notary Public 

My commission expires: 2-22-08





20060712000334450 3/3 \$517.00  
Shelby Cnty Judge of Probate, AL  
07/12/2006 08:56:39AM FILED/CERT

**EXHIBIT A**

A parcel of land situated in the SE 1/4 of Section 34, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the SE corner of the SW 1/4 of the SE 1/4 of Section 34, Township 21 South, Range 2 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N89°07'16"W along the south line of said 1/4-1/4 section, a distance of 190.93'; thence N00°52'44"E, a distance of 1,316.15' to the southerly right-of-way of Alabama Hwy. 70; thence N85°06'02"E along said right-of-way, a distance of 137.26'; thence S04°53'58"E along said right-of-way, a distance of 20.00'; thence N85°06'02"E along said right-of-way, a distance of 223.27' to a point of curve to the left having a radius of 5,795.92' and a central angle of 01°46'17"; said curve subtended by a chord bearing N84°12'54"E and a chord distance of 179.18'; thence easterly along the arc of said curve and along said right-of-way a distance of 179.19'; thence N06°40'16"W along said right-of-way, a distance of 15.00' to the point of curve of a non tangent curve to the left, having a central angle of 01°09'00" and a radius of 5,780.92'; said curve subtended by a chord bearing N82°45'14"E and a chord distance of 116.03'; thence easterly along the arc of said curve and along said right-of-way a distance of 116.03'; thence S00°52'27"W and leaving said right-of-way, a distance of 1,384.58'; thence N89°07'33"W, a distance of 460.77' to the POINT OF BEGINNING.  
Containing 20.00 acres, more or less.