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20060726000359060 1/2 $31.50
Shelby Cnty Judge of Probate,AL
07/26/2006 08:28:15AM FILED/CERT

Shelby County, AL 07/26/2006
State of Alabama

Deed Tax:$17.50

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

VICKI B. HIGGINS
2064 HIGHVIEW WAY
CALERA, AL 35040

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED SEVENTY FOUR THOUSAND NINE HUNDRED DOLLARS 00/100 ($174,900.00)** to the undersigned grantor, **HOLSOMBECK BUILDERS, INC.**, a/an **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 **VICKI B. HIGGINS**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 982, according to the Survey of Waterford Highlands, Sector 4, Phase 2, as recorded in Map Book 36 Page 15 A & B 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. BUILDING SETBACK LINE AS SHOWN BY MAP BOOK 36 PAGE 15 A & B.

3. EASEMENTS AS SHOWN BY MAP BOOK 36 PAGE 15 A & B.

4. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) TO BE RECORDED IN INST. NO. 20051115000597140 IN THE PROBATE OFFICE.

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

6. EASEMENT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN INST. NO. 20051115000597140 IN THE PROBATE OFFICE.

7. 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 AND INST. #20031125000772700 IN THE PROBATE OFFICE.

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

9. TERMS AND CONDITIONS, AS RECORDED IN INST. 1995, PAGE 1640 IN THE PROBATE OFFICE.

10. RELEASE(S) OF DAMAGES AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. NO. 1995-1640, REAL BOOK 345 PAGE 744 AND INST. NO. 20051128000611950 IN THE PROBATE OFFICE.

11. RESTRICTIONS, LIMITATIONS, CONDITIONS AND OTHER PROVISIONS AS SET OUT

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IN MAP BOOK 36, PAGE 15 A & B TO BE RECORDED IN THE PROBATE OFFICE.

12. 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. #20021115000570760 AND CORRECTED IN INST. NO. 20030604000346100 IN THE PROBATE OFFICE.

13. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DEED FROM GULF STATES PAPER CORPORATION TO MITZI R. REAMER INCLUDING ALL RIGHTS, RESERVED AS TO TIMBER HARVESTING, AS SET OUT AND RECORDED IN INST. #20031125000772700 IN THE PROBATE OFFICE.

14. DEED TO LOUISVILLE AND NASHVILLE RAILROAD AS RECORDED IN BOOK T PAGE 655 IN THE PROBATE OFFICE.

15. EASEMENTS TO ALABAMA POWER COMPANY RECORDED AS INST. NO. 20051032100056421 0 AND INST. NO. 20051031000564200.

$157,410.00 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 **STAN HOLSOMBECK** its **PRESIDENT**, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 19th day of July, 2006.

HOLSOMBECK BUILDERS, INC.

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/an **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 19th day of July, 2006.

Notary Public

My commission expires: 9.29.06

GEORGE M. VAUGHN
NOTARY
PUBLIC
ALABAMA STATE AT LARGE