15113

20061103000541830 1/2 $15.00
Shelby Cnty Judge of Probate,AL
11/03/2006 10:34:22AM FILED/CERT

(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:

LELA A. SEALS
2072 HIGHVIEW WAY
CALERA, AL 35040

STATE OF ALABAMA
COUNTY OF Shelby

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED EIGHTY FOUR THOUSAND NINE HUNDRED DOLLARS 00/100 ($184,900.00)** to the undersigned grantor, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, **HOLSOMBECK BUILDERS, INC.** does by these presents, grant, bargain, sell and convey unto **LELA A. SEALS and DENNIS L. SEALS, WIFE AND HUSBAND**, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in **Shelby** County, Alabama, to-wit:

LOT 984 ACCORDING TO THE SURVEY OF WATERFORD HIGHLANDS SECTOR 4 PHASE 2 AS RECORDED IN MAP BOOK 36 PAGE 15A AND 15B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2006 WHICH CONSTITUTE A LIEN, BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2007.

2. EASEMENTS AS SHOWN BY PLAT INCLUDING 8 FEET THE EAST SIDE AS SHOWN BY RECORDED MAP.

3. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) TO BE RECORDED IN THE PROBATE OFFICE.

4. EASEMENT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN VOLUME 2300 PAGE 867 AND VOLUME 2877 PAGE 403, VOLUME 4156 PAGE 394 AND VOLUME 4220, PAGE 9.

5. RESTRICTIONS, LIMITATIONS, CONDITIONS AND OTHER PROVISIONS AS SET OUT IN INSTRUMENT 2005-59714.

6. 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.

7. RESTRICTIONS, COVENANTS AND GRANTS OF LAND EASEMENT TO ALABAMA POWER COMPANY AS SET OUT IN INST. NO. 20051032100056421 0.

8. EASEMENT OF VARYING WIDTH ON THE WEST SIDE OF SUBJECT PROPERTY AS SHOWN BY RECORDED MAP.

$184,900.00of the consideration herein was derived from a mortgage closed simultaneously herewith.

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TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 **ELLEN HOLSOMBECK** its **SECRETARY**, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 31st day of October, 2006.

HOLSOMBECK BUILDERS, INC.

Ellen Holsombeck, Sec Holsombeck Builders

ELLEN HOLSOMBECK
SECRETARY

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **ELLEN HOLSOMBECK**, whose name as **SECRETARY** of **HOLSOMBECK BUILDERS, INC.**, a/an , 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 31st day of October, 2006.

ROBERT S. PADEN NOTARY PUBLIC ALABAMA STATE AT LARGE

Notary Public

My commission expires: 7/16/10