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Shelby Cnty Judge of Probate, AL
04/25/2007 03:25:25PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

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

SUSAN R. BENTLEY
2181 VILLAGE LANE
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 ONE HUNDRED SEVENTY FIVE DOLLARS 00/100 (\$129,175.00)** to the undersigned grantor, **WATERFORD, L.L.C.**, a/an **Limited Liability Company**, 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 **SUSAN R. BENTLEY**, (herein referred to as **GRANTEES**, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 212H ACCORDING TO THE SURVEY OF WATERFORD VILLAGE SECTOR 5 PHASE 3 AS RECORDED IN MAP BOOK 37 PAGE 65 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 YET DUE AND PAYABLE UNTIL OCTOBER 1, 2007.
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 2877PAGE 403 AND VOLUME 4156 PAGE 394 AND VOLUME 4220 PAGE 9.
4. ORDINANCE WITH CITY OF CALERA, AS RECORDED IN INST. NO. 2000-0006.
5. EASEMENT OF UNDERTERMINED WIDTH ON THE FRONT OF SUBJECT PROPERTY, AS SHOWN ON RECORDED MAP.
6. 8 FOOT EASEMENT ON THE SOUTH AS SHOWN ON RECORDED MAP AND 5 FOOT EASEMENT ON THE EAST SIDE, AS SHOWN ON RECORDED MAP AND 7.5 FOOT EASEMENT AS SHOWN ON THE SOUTH SIDE OF RECORDED MAP.
7. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY, AS SET FORTH IN INST. NO. 2005-56363 AND 2005-56420.
8. RESTRICTIVE COVENANTS, AS SETFORTH IN INST. NO. 2005-59712.
9. RIGHT OF WAY TO GULF STATES PAPER CORPORATION, AS RECORDED IN INST. NO. 2006-14603.

\$103,340.00 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, **WATERFORD, L.L.C.**, by **ELIZABETH HENDERSON** its **CLOSING AGENT**, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 20th day of April, 2007.

WATERFORD, L.L.C.


ELIZABETH HENDERSON
CLOSING AGENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **ELIZABETH HENDERSON**, whose name as **CLOSING AGENT** of **WATERFORD, L.L.C.**, a/an **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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said **Limited Liability Company**.

Given under my hand this the 20th day of April, 2007.


Notary Public

My commission expires: 