

16656

20080325000118600 1/2 \$23.00  
Shelby Cnty Judge of Probate, AL  
03/25/2008 08:24:00AM FILED/CERT

Shelby County, AL 03/25/2008  
State of Alabama

Deed Tax: \$9.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

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

CARLOS B. TAYLOR  
3034 HIGHVIEW LANE  
CALERA, AL 35040-7657

STATE OF ALABAMA  
COUNTY OF SHELBY

### WARRANTY DEED

**Know All Men by These Presents:** That in consideration of **ONE HUNDRED SEVENTY NINE THOUSAND NINE HUNDRED DOLLARS 00/100 (\$179,900.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **CHARLIE F CHANCELLOR DBA C&W CONSTRUCTION** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **CARLOS B. TAYLOR**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**Lot 1005, according to the Survey of Waterford Highlands-Sector 4, Phase 2, as recorded in Map Book 36, Page 15A & 15B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

### SUBJECT TO:

1. **TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2007 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2008.**
2. **EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING 8 FEET ON THE SOUTHWESTERLY AND AN IRREGULAR EASEMENT ON THE NORTHEASTERLY.**
3. **RESTRICTIONS, CONVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. NO. 200511150005974140.**
4. **RIGHT(S) OF WAY(S) GRANTED TO TOWN OF CALERA BY INSTRUMENT(S) RECORDED IN INST. NO. 2001-36236.**
5. **EASEMENT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN INST. NO. 20051031000564200.**
6. **TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RIGHTS SET OUT IN INST. NO. 20021115000570760 AND CORRECTED IN INST. NO. 20030604000346100 AND INST. NO. 1995-1640.**
7. **RELEASE(S) OF DAMAGES AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. NO. 1995-1640, REAL BOOK 345, PAGE 744, INST. NO. 20051229000668960 AND INST. NO. 20051129000616460.**
8. **GRANT TO THE STATE OF ALABAMA FOR RAILROAD AS SET OUT IN REAL 278, PAGE 5.**
9. **TERMS AND CONDITIONS AS SET OUT IN DEED RECORDED IN INST. NO. 1995-1640.**
10. **RESTRICTIONS, LIMITATIONS, CONDITIONS AND OTHER PROVISIONS AS SET OUT IN MAP BOOK 36, PAGE 15A & B.**



11. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DEED FROM GULF STATES PAPER CORPORATION TO WATERFORD, LLC INCLUDING ALL RIGHTS, RESERVED AS TO TIMBER HARVESTING, AS SET OUT AND RECORDED IN INST. NO. 20021115000570760 AND CORRECTED IN INST. NO. 20030604000346100.
12. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DEED FROM GULF STATES PAPER CORP TO MITZI R. REAMER INCLUDING ALL RIGHTS, RESERVED AS TO TIMBER HARVESTING, AS SET OUT AND RECORDED IN INST. NO. 20031125000772700.
13. DEED TO LOUISVILLE AND NASHVILLE RAILROAD AS RECORDED IN BOOK T PAGE 655.
14. EASEMENTS TO ALABAMA POWER COMPANY RECORDED IN INST. NO. 20051031000564210 AND INST. NO. 20051031000564200.

\$170,905.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators 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.

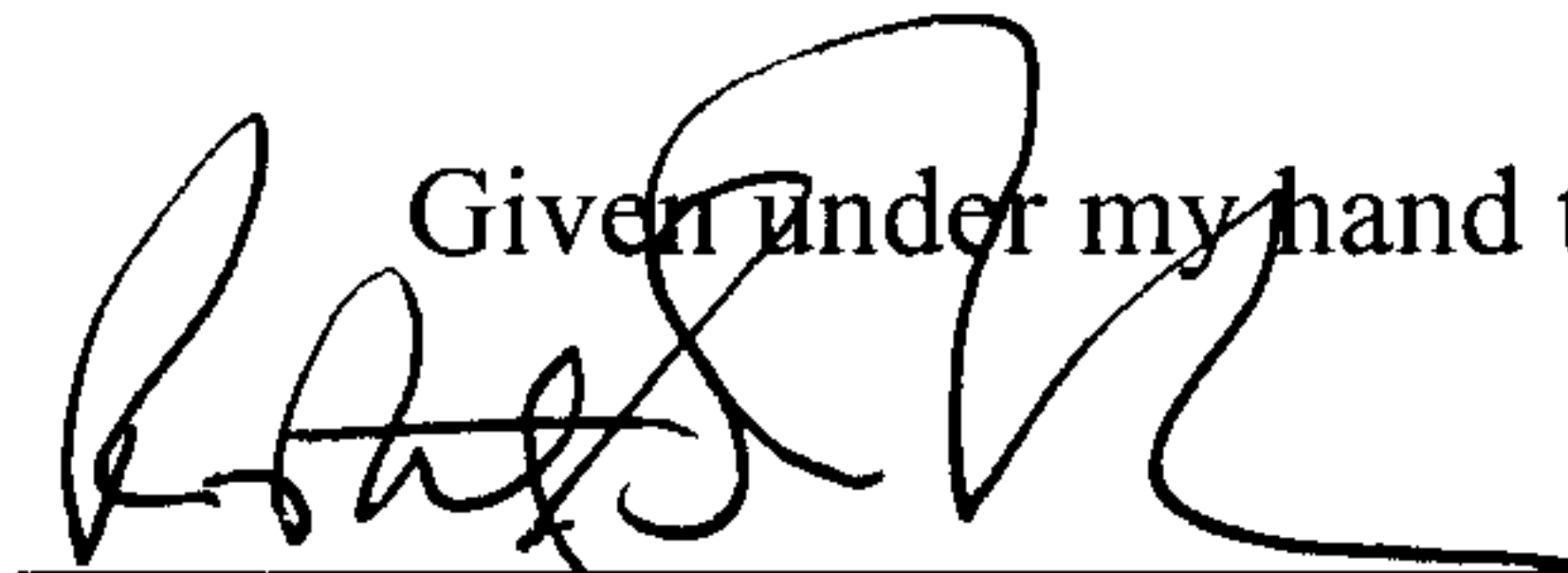
IN WITNESS WHEREOF, the said GRANTORS, **CHARLIE F CHANCELLOR DBA C&W CONSTRUCTION**, have hereunto set his, her or their signature(s) and seal(s), this the 14th day of March, 2008.

  
**CHARLIE F CHANCELLOR**  
**DBA C&W CONSTRUCTION**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

**ACKNOWLEDGEMENT**

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **CHARLIE F CHANCELLOR DBA C&W CONSTRUCTION**, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 14th day of March, 2008.  
  
\_\_\_\_\_  
Notary Public

My commission expires: 2/16/12

