

16716

20080508000189890 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
05/08/2008 01:32:53PM 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
Birmingham, Alabama 35244

NIGILL SIMMONS
2222 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 THREE THOUSAND SIX HUNDRED THIRTY FOUR DOLLARS 00/100 (\$123,634.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **WATERFORD, L.L.C., Limited Liability Company** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **NIGILL SIMMONS**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 294, 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, 2007 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2008.
2. ORDINANCE WITH CITY OF CALERA, AS RECORDED IN INSTRUMENT 2000-0006.
3. RIGHT OF WAY TO SHELBY COUNTY, AS RECORDED IN DEED BOOK 240, PAGE 36.
4. 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 INSTRUMENT 1995, PAGE 1640 AND REAL 345, PAGE 744.
5. TERMS AND CONDITIONS, AS RECORDED IN INSTRUMENT 1995, PAGE 1640.
6. ARTICLES OF WATERFORD HOME OWNERS ASSOCIATION, AS RECORDED IN INSTRUMENT 2001, PAGE 12817.
7. ARTICLES OF ORGANIZATION OF WATERFORD, LLC, AS RECORDED IN INSTRUMENT # 1999-49065.
8. DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS, AS RECORDED IN INSTRUMENT 2000, PAGE 40215 AND AMENDED IN INSTRUMENT 2001-12819.
9. EASEMENT AND RIGHT OF WAY WITH ALABAMA POWER COMPANY, AS RECORDED IN INSTRUMENT 2004-35497.
10. GRANT TO THE STATE OF ALABAMA FOR RAILROAD, AS RECORDED IN REAL 278, PAGE 5.
11. RELEASE OF DAMAGES, AS RECORDED IN 1995-1640, AND REAL 345, PAGE 744.
12. 8-FOOT EASEMENT ON THE NORTH, AS SHOWN ON RECORDED MAP.
13. 7.5-FOOT EASEMENT ON THE SOUTH SIDE, AS SHOWN BY RECORDED MAP.

Shelby County, AL 05/08/2008
State of Alabama

Deed Tax: \$2.00

14. RIGHT OF WAY TO ALABAMA POWER COMPANY, AS SET FORTH IN INSTRUMENT 2005-56353, 2005-56420.
15. RESTRICTIVE COVENANTS, AS SET FORTH IN INSTRUMENT 2005-59712.
16. RIGHT OF WAY TO GULF STATES PAPER CORPORATION, AS RECORDED IN INSTRUMENT 2006-14603.


\$121,722.00 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 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 **KEITH JOHNSON** its **CLOSING AGENT**, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 24th day of April, 2008.

WATERFORD, L.L.C.



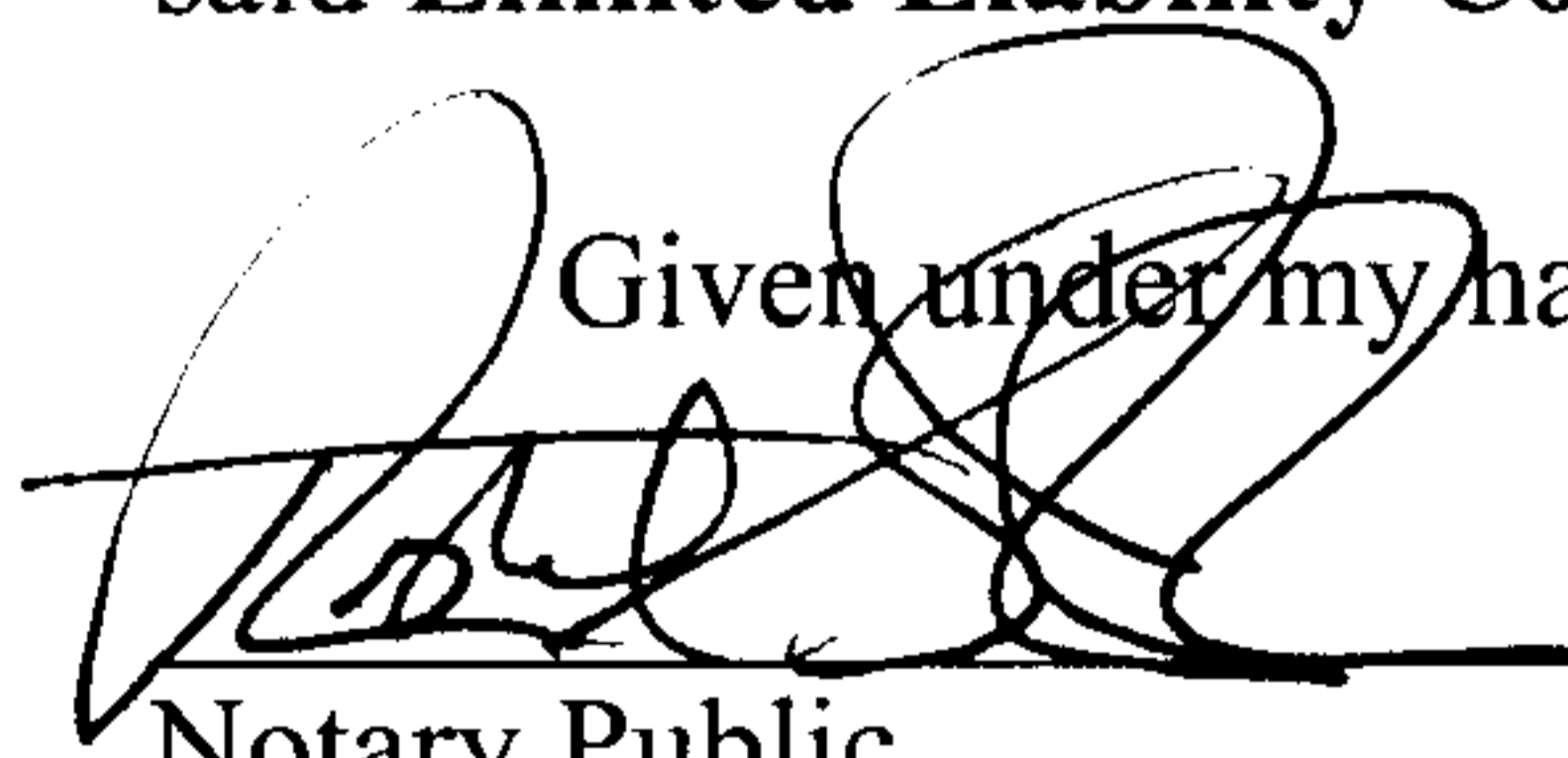
KEITH JOHNSON
CLOSING AGENT

STATE OF ALABAMA
COUNTY OF SHELBY

ACKNOWLEDGEMENT

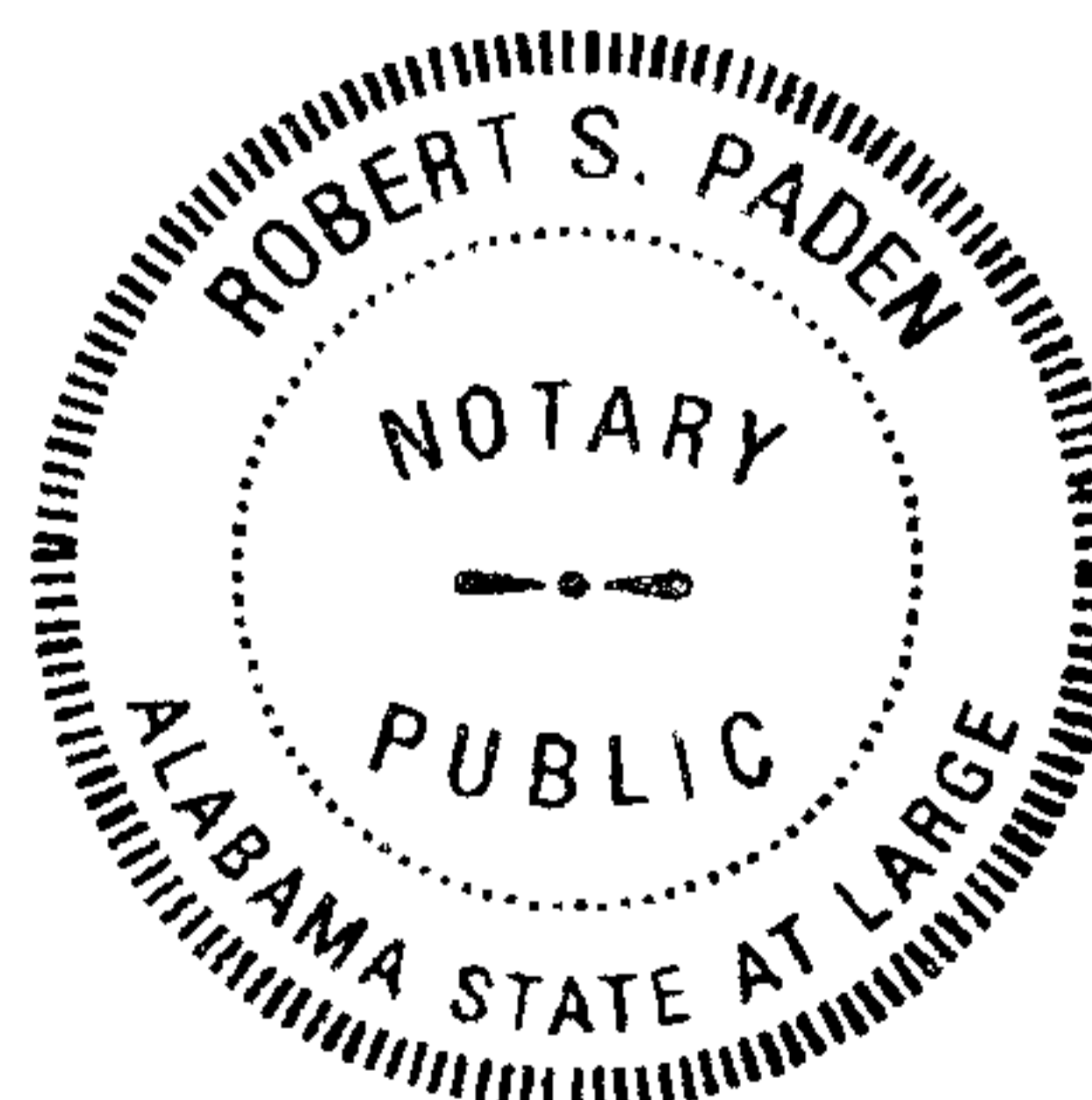
I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **KEITH JOHNSON**, whose name as **CLOSING AGENT** of **WATERFORD, L.L.C.**, a/an **Limited Liability Company**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, 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 24th day of April, 2008.



Notary Public

My commission expires: 2/14/10




20080508000189890 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
05/08/2008 01:32:53PM FILED/CERT