

1208-16834

20080703000270730 1/2 \$17.00  
Shelby Cnty Judge of Probate, AL  
07/03/2008 09:00:51AM FILED/CERT

Shelby County, AL 07/03/2008  
State of Alabama  
Deed Tax: \$3.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by: R. Shan Paden  
PADEN & PADEN, PC  
5 Riverchase Ridge  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:  
THOMAS F. HELLER  
639 WATERFORD LANE  
CALERA, AL 35040

STATE OF ALABAMA  
COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED EIGHTY SIX THOUSAND NINE HUNDRED DOLLARS 00/100 (\$186,900.00)** 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 **THOMAS F. HELLER**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**LOT 521, ACCORDING TO THE SURVEY OF WATERFORD HIGHLANDS-SECTOR 4, PHASE 1, AS RECORDED IN MAP BOOK 34, PAGE 73, 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 ON RECORDED PLAT INCLUDING 10 FEET ON THE NORTHEASTERLY SIDE AND 8 FEET ON THE SOUTHWESTERLY SIDE OF LAND.**
3. **RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. NO. 20051129000616490.**
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. 2005103100064200.**
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 DAMAGE AS SET OUT IN INSTRUMENT(S) RECORDED IN INST# 1995-1640 AND INST. NO. 20050210000066870.**
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 34, PAGE 73.**



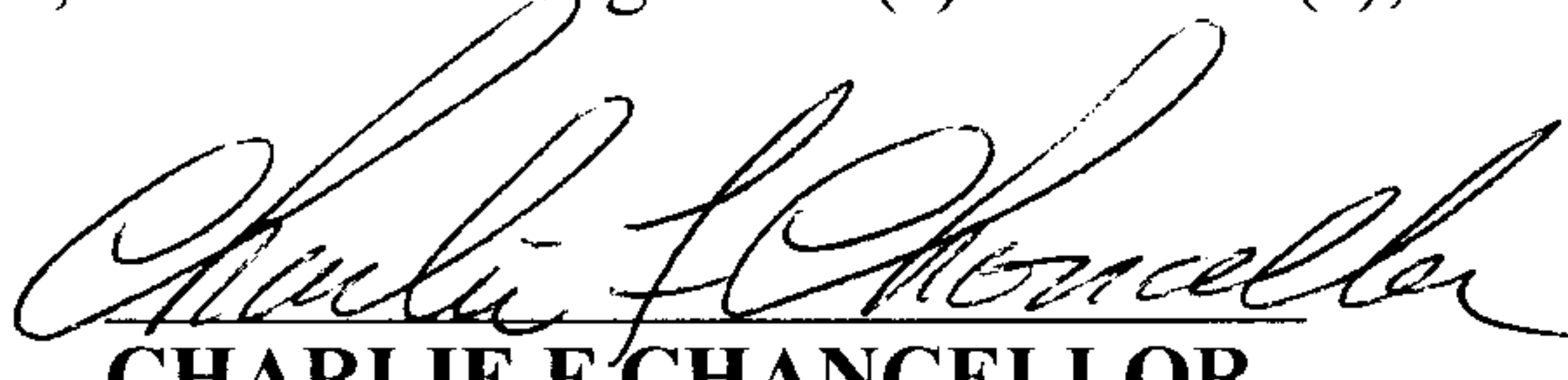
11. **TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DEED FROM GULF STATES PAPER CORPORATION TO WATERFORD, LLC INCLUDING ALL RIGHTS, RESERVED AS TO TIMBER HARVESTING, AS SET OUT AND RECORDED IN INST. NO. 20030604000346100.**
12. **RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT IN FAVOR OF ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S) RECORDED IN INST. NO. 200510321000564210.**

\$184,012.00 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.

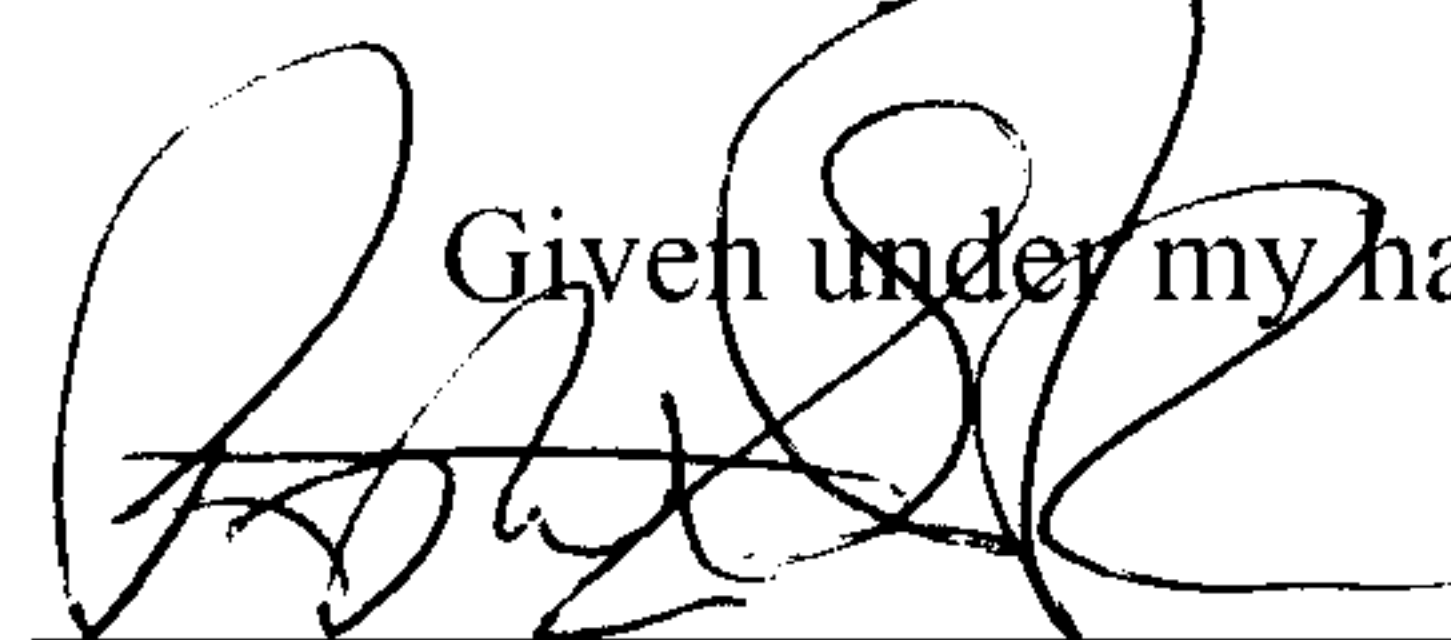
IN WITNESS WHEREOF, the said GRANTORS, **CHARLIE F CHANCELLOR DBA C&W CONSTRUCTION**, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of June, 2008.

  
**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 30th day of June, 2008.  
\_\_\_\_\_  
Notary Public

My commission expires: 7/16/10

