

\$64,000 RAR

This instrument prepared by:
Rob Rimer
The Westervelt Company, Inc.
P. O. Box 48999
Tuscaloosa, AL 35404-8999

Grantee's Address:

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of TEN and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by **THE WESTERVELT COMPANY, INC.**, a Delaware corporation (the "Grantee"), to **WATERFORD, LLC**, an Alabama limited liability company (the "Grantor"), the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold and by these presents does hereby grant, bargain, sell and convey unto the Grantee, the following described tract or parcel of land lying and being in Shelby County, Alabama, and more particularly bounded and described as follows:

A parcel of land located in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 35, Township 21 South, Range 2 West and described as follows:

As a starting point begin at the NE corner of Section 35, Township 21 South, Range 2 West, Shelby County, Alabama, thence run west along the said section line a distance of 265 feet; thence turn south and run parallel to the east boundary of said Section 35 to the north right of way of Alabama State Highway 70; thence turn easterly and run along the northern boundary of said right of way to the east line of said Section 35. Thence run north and along the said east line of Section 35 to the point of beginning.


Said tract located in Shelby County, Alabama.

SUBJECT TO (i) all planning, zoning, health and other governmental regulations, if any, affecting subject property, (ii) all rights-of-ways and easements that may be of record or in evidence through use and (iii) any encroachments, overlaps, boundary line disputes, possession by other parties, or other matters which would be disclosed by an accurate survey or inspection of the premises.

TO HAVE AND TO HOLD, the aforementioned premises to the Grantee, its successors and assigns forever. The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the above-described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

Shelby County, AL 04/27/2010

State of Alabama
Deed Tax : \$64.00


20100427000128020 1/2 \$78.00
Shelby Cnty Judge of Probate, AL
04/27/2010 01:42:53 PM FILED/CERT

IN WITNESS WHEREOF, the Grantor has hereunto caused this instrument to be executed on this the 26th day of April, 2010.

WATERFORD, LLC

By: [Signature]

Name: JOHN G. REAMER JR

Its: MEMBER

STATE OF ALABAMA)

COUNTY OF TUSCALOOSA)

I, the undersigned authority, a Notary Public in and for said county, in said state, hereby certify that JOHN G. REAMER, whose name as Managing Member of **WATERFORD, LLC**, a 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 with full authority executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 26th day of April, 2010.

[Signature]
Notary Public in and for the
State of Alabama at Large

My commission expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: May 11, 2011
BONDED THRU NOTARY PUBLIC UNDERWRITERS



20100427000128020 2/2 \$78.00
Shelby Cnty Judge of Probate, AL
04/27/2010 01:42:53 PM FILED/CERT