

This Instrument was prepared by:
R. Shan Paden
PADEN & PADEN
Attorneys at Law
Five Riverchase Ridge, Suite 100
Birmingham, Alabama 35244-2893

Send Tax Notice to:

WATERFORD HOMEOWNER'S
ASSOCIATION, INC.
4880 VALLEYDALE ROAD
BIRMINGHAM, AL 35242

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of FIVE HUNDRED (\$500.00) DOLLARS to the undersigned GRANTOR, WATERFORD, L.L.C., AN ALABAMA LIMITED LIABILITY COMPANY in hand paid by WATERFORD HOMEOWNER'S ASSOCIATION, INC., GRANTEE herein, the receipt of which is hereby acknowledged, GRANTOR does by these presents, grant, bargain, sell and convey unto the GRANTEE the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2000 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2001.

To have and to hold the said GRANTEE forever.

In Witness Whereof, the said GRANTOR by its MANAGING MEMBER, JOHN G. REAMER, JR. of WATERFORD, L.L.C. who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6TH day of APRIL, 2001.

WATERFORD, L.L.C.

By: 
JOHN G. REAMER, JR.
Its: MANAGING MEMBER

STATE OF ALABAMA)
SHELBY COUNTY)

ACKNOWLEDGMENT

I, THE UNDERSIGNED, a Notary Public, in and for said County in said State, hereby certify that JOHN G. REAMER, JR., whose name as MANAGING MEMBER of WATERFORD, L.L.C., an Alabama 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, 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 6TH day of APRIL, 2001.

My Commission Expires: 01/16/04


Notary Public

Inst # 2001-13145

04/06/2001-13145
04:26 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 14.50

EXHIBIT "A"

Begin at the SW corner of Lot 367 of Waterford Highlands Sector 1 as recorded in the Judge of Probate of Shelby County, Alabama; thence N 67deg.26'19" E a distance of 397.37; thence N 15deg.44'54" W a distance of 230.38'; thence N 60deg.20'28" E a distance of 609.42'; thence S 27deg.51'30" E a distance of 180.95'; thence N 74deg.20'01" E a distance of 349.65'; thence N 22deg.03'47" W a distance of 219.44 to a point lying on the southerly right-of-way line of Highlands Trail a portion of an unrecorded road, said point also being the beginning of a curve to the left having a central angle of 8deg.8'45"; a radius of 325.00' and subtended by a chord which bears N 63deg.51'51" E a chord distance of 46.17; thence along said curve and said right-of-way- line a distance of 46.21 to the end of said curve; thence S 30deg.12'32" E and leaving said right-of-way a distance of 234.31'; thence N 69deg.58'54" E a distance of 211.79"; thence N 5deg.45'5" W a distance of 341.17'; thence N 19deg.06'41" E a distance of 286.60'; thence S 85deg.42'11" E a distance of 43.44'; thence S 34deg.14'33" E a distance of 427.48'; thence S 72deg.53'16" E a distance of 250.65'; thence S 67deg.26'19" W a distance of 1815.89'; thence S 22deg.33'41" E a distance of 20.00'; thence S 67deg.26'19" W a distance of 478.10' to a point lying on the easterly right-of-way line of Waterford Parkway, said point also being the beginning of a curve to the right having a central angle of 0deg.44'34", a radius of 960.00' and subtended by a chord which bears N 13deg.4'49" W a chord distance of 12.44'; thence along said curve and said right-of-way line a distance of 12.44' to the end of said curve; thence N 12deg.42'32" W a distance of 2.77 to the **Point of Beginning**.

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