

8044

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

JASON D. GRIMES
1092 VILLAGE TRAIL
CALERA, AL 35040

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED EIGHT THOUSAND NINE HUNDRED NINETY DOLLARS and 00/100 (\$108,990.00) to the undersigned grantor, WATERFORD, LLC an Alabama Limited Liability company, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto JASON D. GRIMES, AN UNMARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 120, ACCORDING TO THE SURVEY OF WATERFORD VILLAGE-SECTOR 1, AS RECORDED IN MAP BOOK 27, PAGE 100, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2002 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2003.
2. 8 FOOT EASEMENT ON THE FRONT AND A 15 FOOT EASEMENT ON THE REAR SAID PROPERTY, AS SHOWN BY RECORDED MAP.
3. ORDINANCE WITH CITY OF CALERA, AS RECORDED IN INSTRUMENT #2000-0006.
4. RIGHT OF WAY TO SHELBY COUNTY, AS RECORDED IN DEED BOOK 240, PAGE 36.
5. TERMS AND CONDITIONS, AS RECORDED IN INSTRUMENT #1995-1640.
6. ARTICLES OF WATERFORD HOME OWNERS ASSOCIATION, AS RECORDED IN INSTRUMENT #2001-12817.
7. ARTICLES OF ORGANIZATION OF WATERFORD, LLC, AS RECORDED IN INSTRUMENT #1999-49065.
8. RESTRICTIVE COVENANTS AS RECORDED IN INSTRUMENT #2001-12818.
9. DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS, AS RECORDED IN INSTRUMENT #2000-40215 AND AMENDED IN INSTRUMENT #2001-12819.

10. GRANT TO THE STATE OF ALABAMA FOR RAILROAD, AS RECORDED IN REAL
278, PAGE 5.

\$103,500.00 of the consideration herein was derived from a mortgage closed
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, 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, LLC, by its MANAGING
MEMBER, JOHN G. REAMER, JR. who is authorized to execute this conveyance, has hereunto set
its signature and seal, this the 30th day of October, 2002.

WATERFORD, LLC

By:


JOHN G. REAMER, JR.
MANAGING MEMBER


STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGEMENT

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, LLC, 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
or 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 30th day of October, 2002.


Notary Public

My commission expires: 10.2.05