

9302

(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

AMY MADDOX  
1084 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 SIXTEEN THOUSAND NINETY SIX DOLLARS and 00/100 (\$116,096.00) to the undersigned grantor, WATERFORD, L.L.C. 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 AMY MADDOX, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 122, ACCORDING TO THE SURVEY OF WATERFORD VILLAGE - SECTOR I, AS RECORDED IN MAP BOOK 27, PAGE 100, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**SUBJECT TO:**

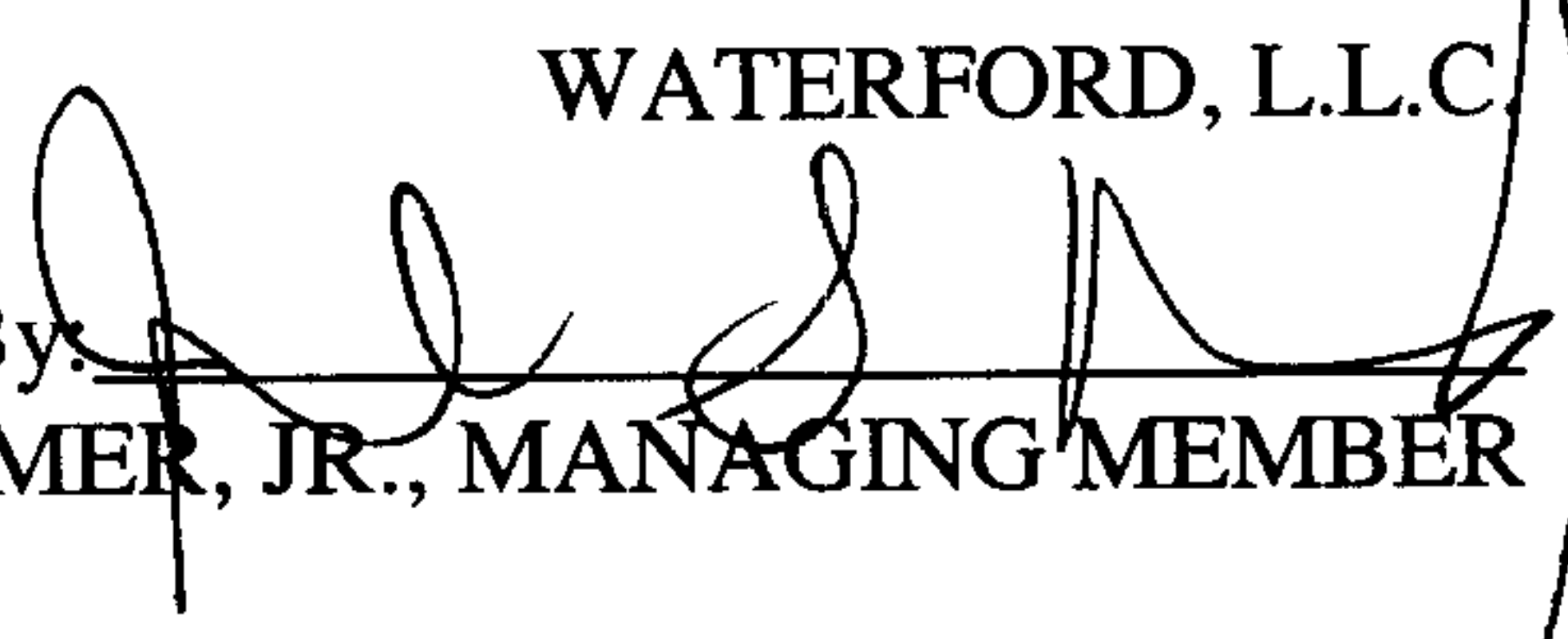
1. TAXES FOR THE YEAR 2002 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2003.
2. 8 foot easement on the rear and a 15 foot easement on the front of said property, as shown by recorded map.
3. ORDINANCE WITH CITY OF CALERA AS RECORDED IN INSTRUMENT 2000-36.
4. RIGHT OF WAY TO SHELBY COUNTY AS RECORDED IN DEED BOOK 240, PAGE 36.
5. 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.
6. TERMS AND CONDITIONS AS RECORDED IN INSTRUMENT 1995, PAGE 1640.
7. ARTICLES OF WATERFORD HOME OWNERS ASSOCIATION AS RECORDED IN INSTRUMENT 2001, PAGE 12817.
8. ARTICLES OF ORGANIZATION OF WATERFORD, LLC AS RECORDED IN INSTRUMENT #1999-49065.
9. RESTRICTIVE COVENANTS AS RECORDED IN INSTRUMENT 2001-12818.
10. DECLARATION OF RESTRICTIONS COVENANTS AND EASEMENTS AS RECORDED IN INSTRUMENT 2000, PAGE 40215 AND AMENDED IN INSTRUMENT 2001-12819.

11. GRANT TO THE STATE OF ALABAMA FOR RAILROAD, AS RECORDED IN REAL 278, PAGE 5.
12. RELEASE OF DAMAGES AS RECORDED IN 1995-1640, AND REAL 345, PAGE 744.

**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, L.L.C., by its MANAGING MEMBER, JOHN G. REAMER, JR. who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 19th day of June, 2003.

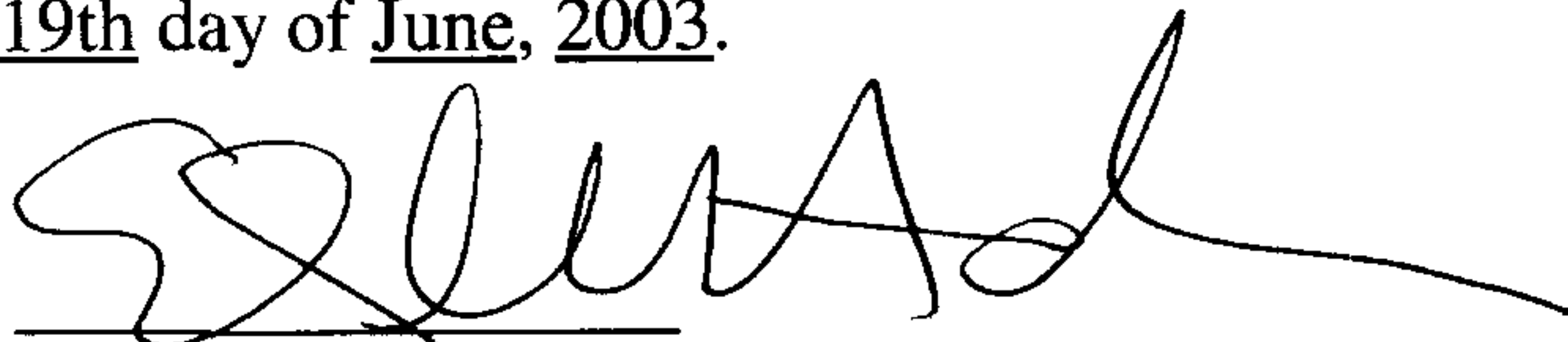
WATERFORD, L.L.C.  
By:   
JOHN G. REAMER, JR., MANAGING MEMBER

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, 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 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 19th day of June, 2003.

  
\_\_\_\_\_  
Notary Public

My commission expires: 6-2-05