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(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

SUSIE SIMPSON  
308 WATERFORD COVE TRA  
CALERA, AL 35040

STATE OF ALABAMA)

COUNTY OF SHELBY)

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of ONE HUNDRED SEVENTY EIGHT THOUSAND NINE HUNDRED DOLLARS and 00/100 (\$178,900.00) to the undersigned grantor, EVER-RIDGE BUILDERS, INC. a corporation, 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 SUSIE SIMPSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 650, ACCORDING TO THE SURVEY OF WATERFORD COVE-SECTOR 1, AS RECORDED IN MAP BOOK 28, PAGE 68, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2003 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2004.
2. AN 8 FOOT EASEMENT, AS SHOWN ON RECORDED MAP.
3. A 7.5 FOOT EASEMENT ON THE REAR SIDE OF SAID PROPERTY, AS SHOWN ON RECORDED MAP.
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 #1995-1640 AND REAL 345, PAGE 744.
6. TERMS AND CONDITIONS, AS RECORDED IN INSTRUMENT #1995-1640.
7. RELEASE OF DAMAGES AS SETFORTH IN INSTRUMENT #1995-1640 AND REAL 345, PAGE 744.
8. ARTICLES OF WATERFORD HOME OWNERS ASSOCIATION, AS RECORDED IN INSTRUMENT #2001/12817.
9. ARTICLES ORGANIZATION OF WATERFORD, LLC, AS RECORDED IN INSTRUMENT #1999-49065.
10. RESTRICTIVE COVENANTS AS RECORDED IN INSTRUMENT 2001-12818.
11. DECLARATION OF RESTRICTIONS, COVENANTS, AND EASEMENTS, AS RECORDED IN

INSTRUMENT 2000, PAGE 40215 AND AMENDED IN INSTRUMENT 2001-12819.

12. RESTRICTIVE COVENANTS AS RECORDED IN INSTRUMENT 2001-25860.
13. EASEMENT WITH ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT #2002-18705.

\$169,955.00 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, EVER-RIDGE BUILDERS, INC., by its SECRETARY, PAMELA V. EVERIDGE who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 25th day of February, 2004.

EVER-RIDGE BUILDERS, INC.  
By: Pamela V. Everidge  
PAMELA V. EVERIDGE, SECRETARY

STATE OF ALABAMA)

COUNTY OF SHELBY)

#### ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that PAMELA V. EVERIDGE, whose name as SECRETARY of EVER-RIDGE BUILDERS, INC., a corporation, 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 corporation.

Given under my hand this the 25th day of February, 2004.

[Signature]  
Notary Public

My commission expires: 7/11/26