

11578
Shelby

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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SEND TAX NOTICE TO:

SUSAN E. WILSON
204 WATERFORD HIGHLANDS TRAIL
CALERA, AL., 35040

STATE OF ALABAMA)

COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FIFTY ONE THOUSAND FOUR HUNDRED SIXTY SIX DOLLARS and 00/100 (\$151,466.00) DOLLARS to the undersigned grantor, HOLSOMBECK BUILDERS, INC., in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto SUSAN E. WILSON, (herein referred to as GRANTEE, the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 487, ACCORDING TO THE SURVEY OF WATERFORD HIGHLANDS-SECTOR 3, PHASE 2, AS RECORDED IN MAP BOOK 32, PAGE 136, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2004 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2005.
2. ORDINANCE WITH CITY OF CALERA AS RECORDED IN INSTRUMENT 2000-0006.
3. RIGHT OF WAY TO SHELBY COUNTY AS RECORDED IN DEED BOOK 240, PAGE 36.
4. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RIGHTS SET OUT IN INST. # 1995-1640 AND REAL 345 PAGE 744 IN THE PROBATE OFFICE.
5. TERMS AND CONDITIONS AS CONTAINED IN DEED RECORDED IN INST. # 1995-1640 IN PROBATE OFFICE.
6. ARTICLES OF WATERFORD HOME OWNERS ASSOCIATION RECORDED IN INSTRUMENT 2001, PAGE 12817.
7. ARTICLES OF ORGANIZATION OF WATERFORD LLC AS RECORDED IN INSTRUMENT 1999-49065.
8. DECLARATION OF RESTRICTIONS COVENANTS AND EASEMENT AS RECORDED IN INSTRUMENT 2000, PAGE 40215 AND AMENDED IN INSTRUMENT 2001-12819.
9. GRANT TO THE STATE OF ALABAMA FOR RAILROAD AS RECORDED IN REAL 278, PAGE 5.

10. RELEASE OF DAMAGES AS RECORDED IN 1995-1640 and real 345, page 744.
11. 8 FOOT EASEMENT RESERVED FROM WATERFORD HIGHLAND TRAIL AS SHOWN BY RECORDED MAP.

\$121,172.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE her/his heirs and assigns, forever.

IN WITNESS WHEREOF, the said STAN HOLSOMBECK AS PRESIDENT OF HOLSOMBECK BUILDERS, INC., has hereunto subscribed her name on this the 15th day of October, 2004.

HOLSOMBECK BUILDERS, INC.



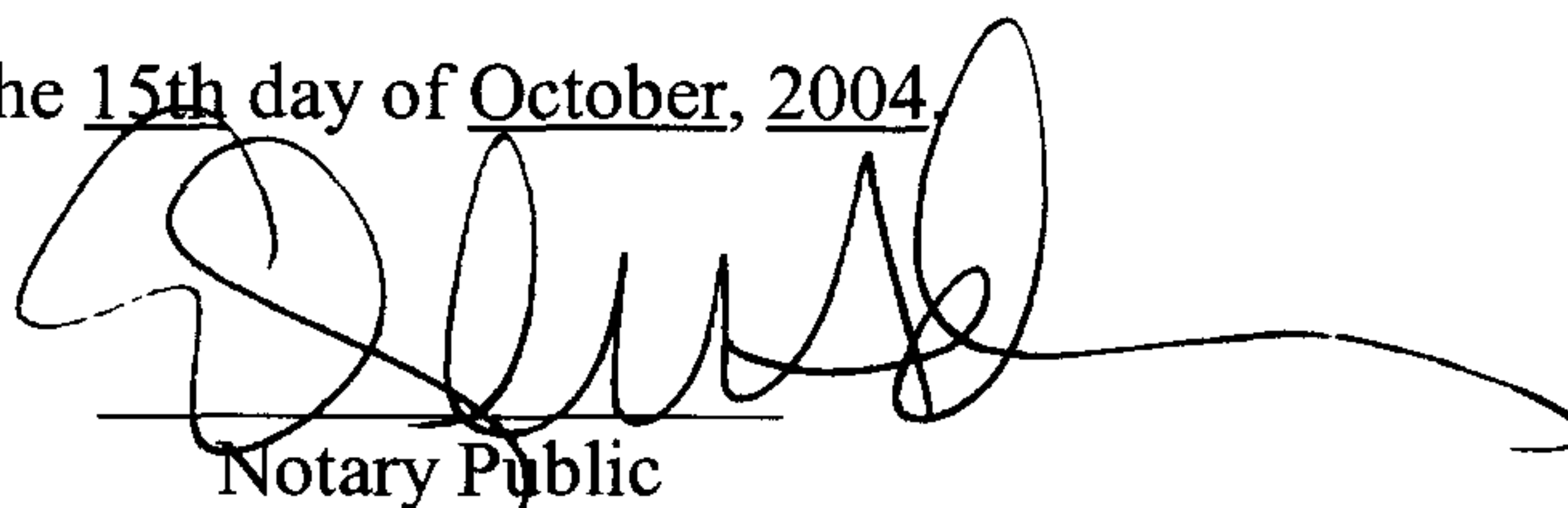
STAN HOLSOMBECK, PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that STAN HOLSOMBECK, whose name as PRESIDENT of HOLSOMBECK BUILDERS, INC., 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 15th day of October, 2004.


Notary Public

My commission expires: 10-2-05