

DEED IS BEING RECORDED TO CLEAR GAP IN CHAIN OF TITLE

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:
PADEN & PADEN
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:
WATERFORD, LLC

STATE OF ALABAMA)
COUNTY OF SHELBY)

20041118000636460 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
11/18/2004 15:43:00 FILED/CERTIFIED

WARRANTY DEED

Know All Men by These Presents: That in consideration of FIVE HUNDRED AND 00/100 DOLLARS (\$500.00) to the undersigned grantor, SHELBY SPRINGS STOCK FARMS, INC an Alabama 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 WATERFORD, LLC , (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 944, ACCORDING TO THE SURVEY OF WATERFORD TOWNHOMES, SECTOR 1, PHASE 1, AS RECORDED IN MAP BOOK 31, PAGE 137, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES, EASEMENTS, RESTRICTIONS, SETBACKS, COVENANTS AND CONDITIONS OF RECORD.

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, SHELBY SPRINGS STOCK FARMS, INC, by CHRIS GREENE its CLOSING AGENT, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 12TH. day of NOVEMBER, 2004.

SHELBY SPRINGS STOCK FARMS, INC


By: 
CHRIS GREENE, CLOSING AGENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CHRIS GREENE, whose name as CLOSING AGENT of SHELBY SPRINGS STOCK FARMS, INC , an Alabama 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 limited liability company.

Given under my hand this the 12th. day of NOVEMBER, 2004.


Notary Public

My commission expires: 8/2/08