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20041208000670830 Pg 1/2 34.50
Shelby Cnty Judge of Probate:AL
12/08/2004 09:48:00 FILED/CERTIFIED

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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

SEND TAX NOTICE TO:

CATHERINE L. BROWN
190 VILLAGE DR.
CALERA, ALABAMA 35040

STATE OF ALABAMA)

COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED THOUSAND FOUR HUNDRED TWENTY FIVE DOLLARS and 00/100 (\$100,425.00) DOLLARS to the undersigned grantor, WATERFORD, L.L.C., 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 CATHERINE L. BROWN, (herein referred to as GRANTEE, the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 158, ACCORDING TO THE SURVEY OF WATERFORD VILLAGE, SECTOR 4, AS RECORDED IN MAP BOOK 33, PAGE 86, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

TAXES FOR THE YEAR 2004 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2005.

ORDINANCE WITH THE CITY OF CALERA AS RECORDED IN INSTRUMENT 2000-0006.

RIGHT OF WAY TO SHELBY COUNTY, AS RECORDED IN DEED BOOK 240, PAGE 36.

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.

TERMS AND CONDITIONS AS RECORDED IN INSTRUMENT 1995, PAGE 1640 ARTICLES OF WATERFORD HOME OWNERS ASSOCIATION, AS RECORDED IN INSTRUMENT 2001, PAGE 12817.

ARTICLES OF ORGANIZATION OF WATERFORD, LLC, AS RECORDED IN INSTRUMENT 1999, page 49065.

RESTRICTIVE COVENANTS TO BE FILED FOR RECORD.

DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS, AS RECORDED IN INSTRUMENT 2000, PAGE 40215 AND AMENDED IN INSTRUMENT 2001, PAGE 12819.

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

RELEASE OF DAMAGES AS RECORDED IN 1995-1640 AND REAL 345 PAGE 744.

A 5 FOOT EASEMENT ON NORTHWESTERLY SIDE AS SHOWN BY RECORDED MAP.

EASEMENT AND RIGHT OF WAY WITH ALABAMA POWER COMPANY, AS RECORDED
IN INSTRUMENT 2004-35497.


7.5 FOOT ALLEY EASEMENT ON THE SOUTHEASTERLY SIDE OF SAID PROPERTY, AS
SHOWN ON RECORDED MAP.

\$80,340.00 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 CHRIS GREENE AS CLOSING AGENT OF
WATERFORD, L.L.C., has hereunto subscribed her name on this the 30th day of November, 2004.

WATERFORD, L.L.C.



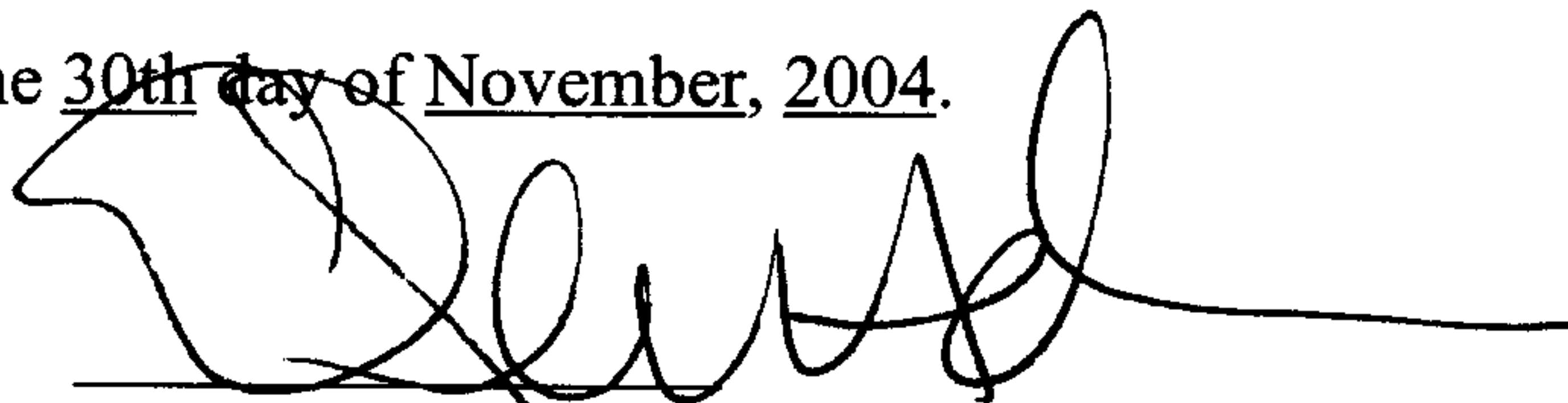
CHRIS GREENE, CLOSING AGENT

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 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 30th day of November, 2004.



Notary Public

My commission expires: 10.2.05