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SC

20050316000119000 1/2 $15.00
Shelby Cnty Judge of Probate, AL
03/16/2005 04:20:54PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

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

SEND TAX NOTICE TO:
ROBERT C. MONTGOMERY, JR.
177 VILLAGE DRIVE
CALERA, AL 35040

STATE OF ALABAMA)
COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SEVENTEEN THOUSAND FIFTY DOLLARS and 00/100 ($117,050.00) to the undersigned grantor, SHELBY SPRINGS STOCK FARMS, INC. AND 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 ROBERT C. MONTGOMERY, JR. and KAREN L. MONTGOMERY, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 20 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:

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

2. ORDINANCE WITH THE 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 AS RECORDED IN INSTRUMENT #1995-1640 AND REAL 345 PAGE 744.

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

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

7. ARTICLES OF WATERFORD HOMEOWNERS ASSOCIATION, AS RECORDED IN INST. 2001, PAGE 12817.

8. RESTRICTIVE COVENANTS TO BE FILED FOR RECORD.

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

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

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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.

13. RESTRICTIONS, AS SET FORTH IN INSTRUMENT 2004-46705.

14. 15 FOOT ALLEY EASEMENT ON THE NORTH OF SAID PROPERTY, AS SHOWN ON RECORDED MAP.

15. A 8 FOOT EASEMENT ON FRONT AS SHOWN BY RECORDED MAP.

16. 15 FOOT EASEMENT ON THE REAR AND A 7.5 FOOT EASEMENT ON THE EAST SIDE AS SHOWN BY RECORDED MAP.

$117,050.00 of the consideration derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 its CLOSING AGENT and WATERFORD, L.L.C., by its CLOSING AGENT, CHRIS GREENE who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 28th day of February, 2005.

SHELBY SPRINGS STOCK FARMS, INC.

BY:_____
CHRIS GREENE, CLOSING AGENT

WATERFORD, L.L.C.

By:_____
CHRIS GREENE, CLOSING AGENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CHRIS GREENE whose name as CLOSING AGENT and 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 28th day of February, 2005.

_____
Notary Public

My commission expires: 10·2·05