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JC

20050328000138180 1/2 $24.00
Shelby Cnty Judge of Probate,AL
03/28/2005 09:33:58AM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden
PADEN & PADEN
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JOHN H. WALKER, SR.
372 WATERFORD COVE TRAIL
CALERA, AL 35040

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**
**WARRANTY DEED**

**Know All Men by These Presents**: That in consideration of ONE HUNDRED NINETY NINE THOUSAND NINE HUNDRED DOLLARS and 00/100 ($199,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, CHARLIE F CHANCELLOR DBA C&W CONSTRUCTION (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JOHN H. WALKER, SR. and ELIZABETH A. WALKER, 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 JEFFERSON County, Alabama, to-wit:

LOT 663 ACCORDING TO THE SURVEY OF WATERFORD COVE SECTOR 3, AS RECORDED IN MAP BOOK 31 PAGE 146 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

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

2. RESTRICTIONS COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT RECORDED IN INST 2000-40215 INST 2001-12819 ALONG WITH INCORPORATION OF HOMEOWNERS RECORDED IN INST 2001-12817 IN THE PROBATE OFFICE.

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

4. EASEMENTS AND RESTRICTIVE COVENANTS TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN INST 2004020600061990.

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

7. RESTRICTIVE COVENANTS FOR WATERFORD COVE SECTOR 3 RECORDED IN INST 20040820000467080.

8. TERMS AND CONDITIONS, AS RECORDED IN INSTRUMENT #1995-1640.

$159,920.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.
$29,985.00 of the consideration herein was 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators 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 GRANTORS, CHARLIE F CHANCELLOR DBA C&W CONSTRUCTION, have hereunto set his, her or their signature(s) and seal(s), this the 11th day of March, 2005.

CHARLIE F CHANCELLOR DBA C&W CONSTRUCTION

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CHARLIE F CHANCELLOR DBA C&W CONSTRUCTION, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 11th day of March, 2005.

Notary Public

My commission expires: 10·2·05

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Shelby County, AL 03/28/2005
State of Alabama

Deed Tax:$10.00