

20050512000229440 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
05/12/2005 12:27:46PM FILED/CERT

Send tax notice to:

NICOLAS T. WATERS
128 BONNEVILLE DRIVE
CALERA, AL 35040

This instrument prepared by:

Stewart & Associates, P.C.
3595 Grandview Pkwy, #345
Birmingham, Alabama 35243

BHm0502319

STATE OF ALABAMA
COUNTY SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Six Thousand Eight Hundred and 00/100 Dollars (\$106,800.00) in hand paid to the undersigned Joe Seiger and Kara Seiger, Husband and Wife (hereinafter referred to as Grantors") by Nicolas T. Waters and Gabriela Waters, Husband and Wife (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 10, according to the Survey of Willow Cove, Phase I, as recorded in Map Book 23, Page 75, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2005 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$84,720.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

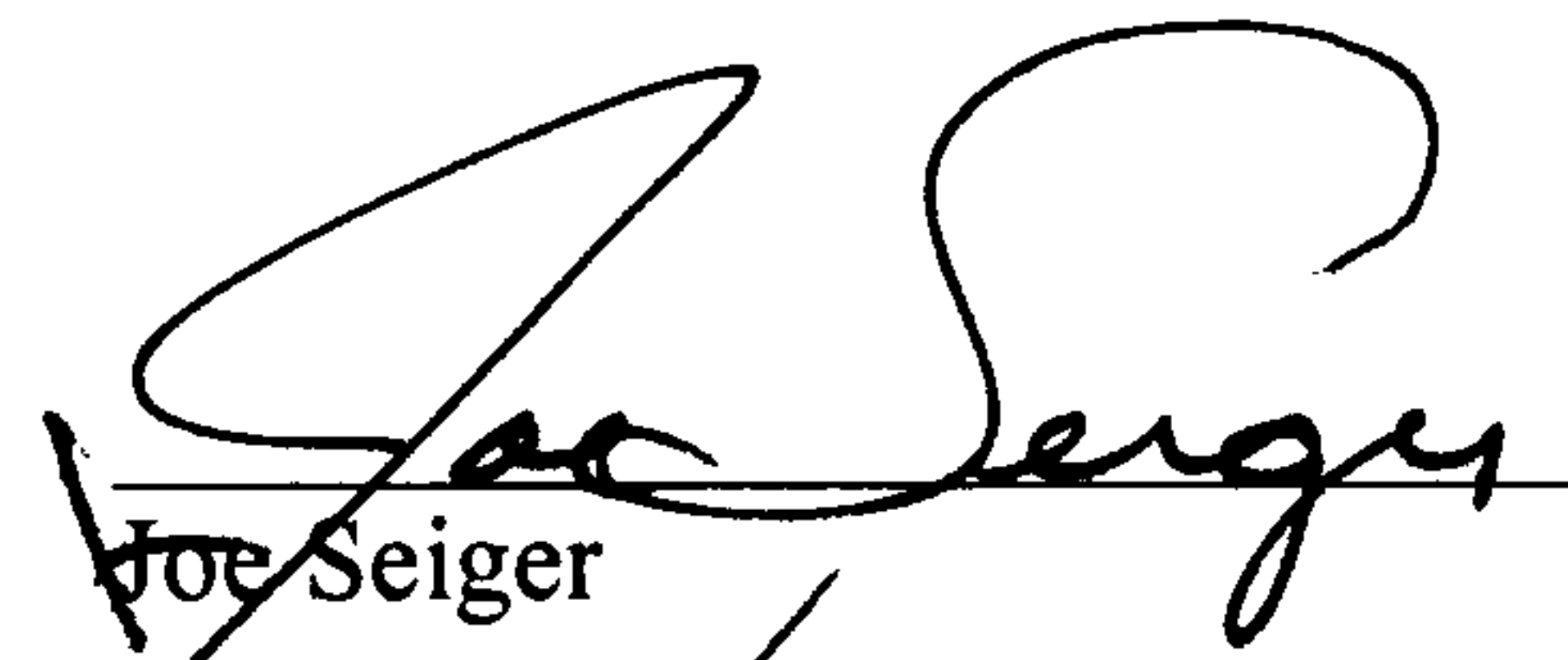
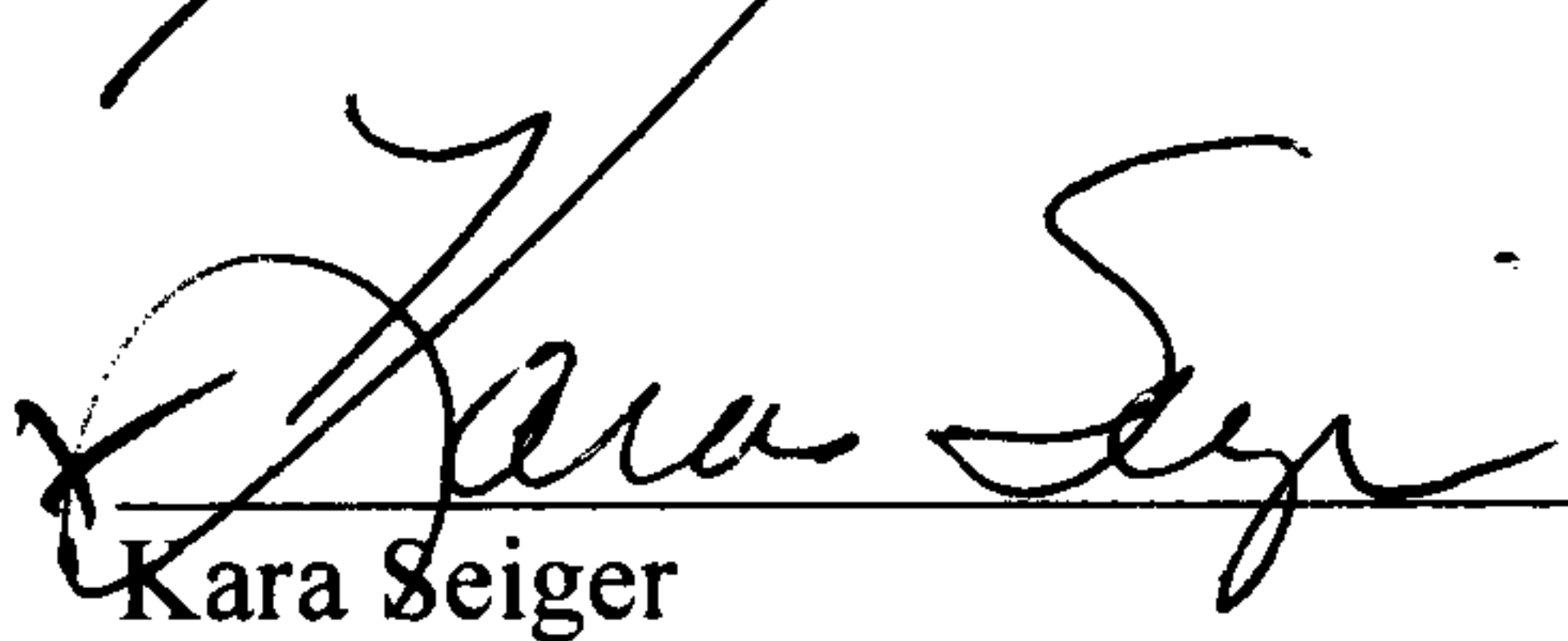
Shelby County, AL 05/12/2005
State of Alabama

Deed Tax: \$1.00

Rel Inc

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IN WITNESS WHEREOF, Grantor(s) Joe Seiger and Kara Seiger hereunto set their signature(s) and seal(s) on March 24, 2005.

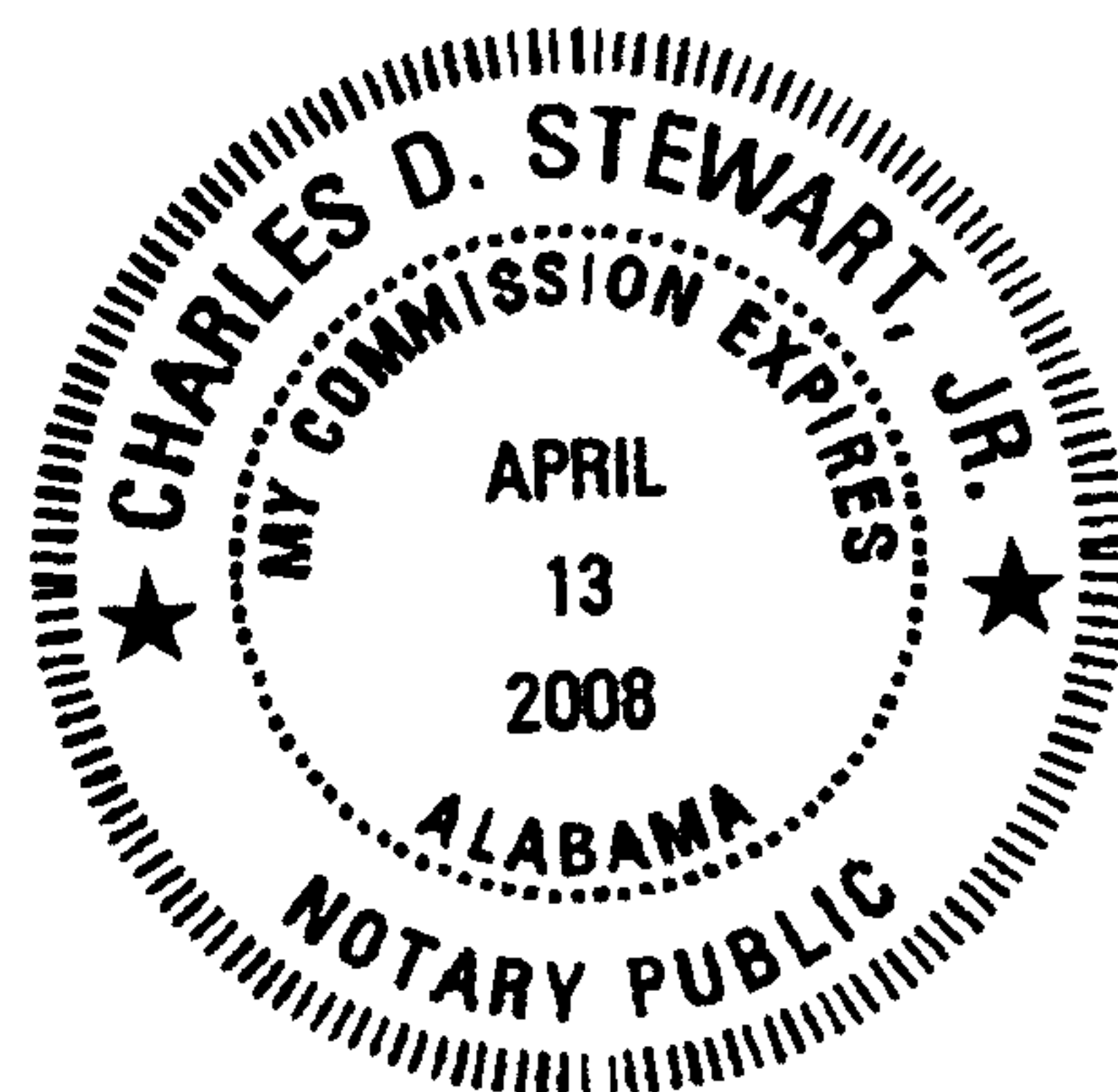

Joe Seiger

Kara Seiger

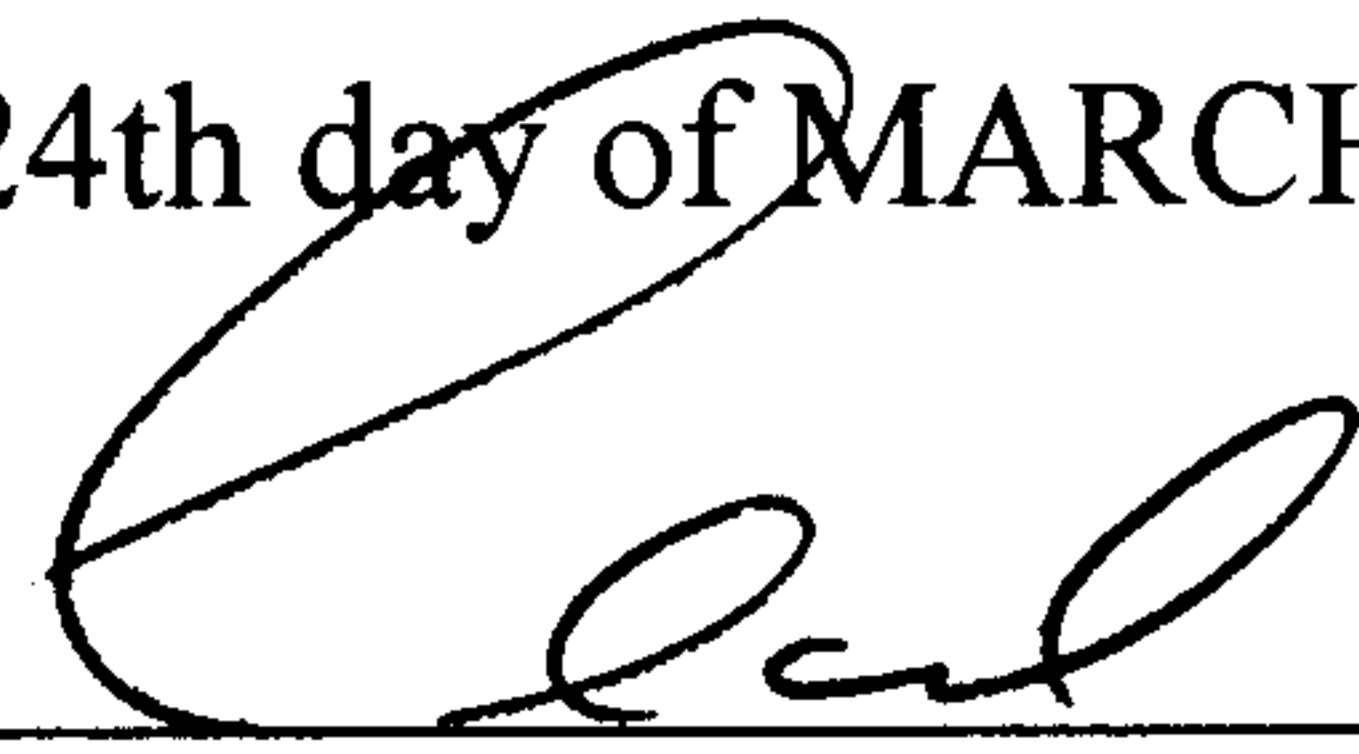
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joe Seiger and Kara Seiger, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of MARCH, 2005.

(NOTARIAL SEAL)




Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4-13-08