12611

20050610000284740 1/2 $15.00
Shelby Cnty Judge of Probate,AL
06/10/2005 10:48:37AM 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:

DANA BROWN
517 WATERFORD LAKE CIRCLE
CALERA, AL 35040

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of NINETY FIVE THOUSAND FIVE HUNDRED FIFTY DOLLARS and 00/100 ($95,550.00) 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 DANA BROWN, AN UNMARRIED WOMAN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 945, 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 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. COVENANTS AND RESTRICTIONS AND EASEMENTS TO BE FILED OF RECORD SPECIFICALLY RELATED TO WATERFORD TOWNHOMES.

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

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

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

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

12. RESTRICTIONS, AS SET FORTH IN INSTRUMENT 2004-46709 AND INSTRUMENT 2004-62660.

13. A 8 FOOT EASEMENT AS SHOWN BY RECORDED MAP.

14. 8 FOOT EASEMENT AND 15 FOOT EASEMENT AS SHOWN BY RECORDED MAP

$76,440.00 of the consideration herein derived from a mortgage closed simultaneously herewith.
$19,110.00 OF THE CONSIDERATION HEREIN DERIVED FROM A MORTGAGE CLOSED HEREWITH.
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 FARM, INC 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 27th day of May, 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)

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 for SHELBY SPRINGS STOCK FARMS, INC. 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 entity.

Given under my hand this the 27th day of May, 2005.

_____
Notary Public

My commission expires: 9.29.06