12643

20050616000296510 1/2 $14.50
Shelby Cnty Judge of Probate,AL
06/16/2005 01:07:53PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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

SEND TAX NOTICE TO:

MICHELLE D. KENNEDY
576 WATERFORD LANE
CALERA, AL 35040

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FIFTY FIVE THOUSAND NINE HUNDRED DOLLARS and 00/100 ($155,900.00) 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 MICHELLE D. KENNEDY, AN UNMARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 538 ACCORDING TO THE SURVEY OF WATERFORD HIGHLANDS SECTOR 4 PHASE I AS RECORDED IN MAP BOOK 34, PAGE 73 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

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

2. RESTRICTIONS TO BE FILED OF RECORD.

3. ORDINANCE WITH CITY OF CALERA, AS RECORDED IN INST. NO. 2000-0006.

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

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 INST. NO. 1995, PAGE 1640 AND REAL 345, PAGE 744.

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

7. TERMS AND CONDITIONS, AS RECORDED IN INST. 1995, PAGE 1640.

8. RESTRICTIONS AS SET OUT MAP BOOK 34, PAGE 73.

9. TERMS CONDITIONS AND PROVISIONS CONTAINED IN DEED FROM GULF STATES PAPER CORPORATION TO WATERFORD LLC INCLUDING ALL RIGHTS RESERVED AS TO TIMBER HARVESTING IN 20030604000346100.

20050616000296510 2/2 $14.50
Shelby Cnty Judge of Probate,AL
06/16/2005 01:07:53PM FILED/CERT

10. ARTICLES OF WATERFORD HOMEOWNERS ASSOCIATION AS RECORDED IN INST. 1999-49065.

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

$124,700.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

$31,180.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, his, her or their heirs and assigns, forever.

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 31st day of May,2005.

Charlie F. Chancellor

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 31st day of May, 2005.

GEORGE M. VAUGHN NOTARY PUBLIC STATE AT LARGE

Notary Public

My commission expires: 9.29.06

Shelby County, AL 06/16/2005
State of Alabama

Deed Tax:$.50