12836

(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:

RANDALL DAVIDSON
813 WATERFORD COVE LANE
CALERA, AL 35040

STATE OF ALABAMA)
COUNTY OF SHELBY)

20050707000339150 1/2 $218.50
Shelby Cnty Judge of Probate,AL
07/07/2005 09:14:25AM FILED/CERT

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED FOUR THOUSAND FIVE HUNDRED DOLLARS and 00/100 ($204,500.00) to the undersigned grantor,CHARLIE F CHANCELLOR DBA C&W CONSTRUCTION a corporation, 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 RANDALL DAVIDSON, A MARRIED MAN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 698, ACCORDING TO THE SURVEY OF WATERFORD COVE-SECTOR 3, PHASE 2, AS RECORDED IN MAP BOOK 34, PAGE 34, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

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

7.5 FOOT EASEMENT ON THE NORTH SIDE OF SAID PROPERTY.

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

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

ORDINANCE WITH CITY OF CALERA, AS RECORDED IN INSTRUMENT #2000-0006

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

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

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

RELEASE OF DAMAGES, AS RECORDED IN INSTRUMENT #1995-1640 AND REAL 345 PAGE 744.

ARTICLES OF WATERFORD HOME OWNERS ASSOCIATION, AS RECORDED IN INSTRUMENT #2001-12817.

15 FOOT DIRT ROAD, AS SHOWN ON SURVEY OF R.C. FARMER & ASSOCIATES, DATED 05/10/99.

$.00 of the consideration herein was derived from a mortgage closed simultaneously 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, CHARLIE F CHANCELLOR DBA C&W CONSTRUCTION, by its , who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 1st day of July, 2005.

CHARLIE F CHANCELLOR DBA C&W CONSTRUCTION

By: Charlie F Chancellor

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that , whose name as of CHARLIE F CHANCELLOR DBA C&W CONSTRUCTION, a corporation, 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 corporation.

Given under my hand this the 1st day of July, 2005.

Notary Public

GEORGE M. VAUGHN NOTARY PUBLIC ALABAMA STATE AT LARGE

My commission expires: 9-29-06

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Shelby County, AL 07/07/2005
State of Alabama

Deed Tax:$204.50