12956

20050804000396210 1/2 $20.00
Shelby Cnty Judge of Probate, AL
08/04/2005 09:53:32AM 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. EZELL
2021 VILLAGE LANE
CALERA, AL 35040-5292

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SEVENTEEN THOUSAND FOUR HUNDRED DOLLARS and 00/100 ($117,400.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, ARNETT A. DOVE and ANGELA P. DOVE, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto MICHELLE D. EZELL, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 245, according to the Survey of Waterford Village, Sector 1, as recorded in Map Book 27, Page 100, 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 DUE AND PAYABLE UNTIL OCTOBER 1, 2005.

2. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AS RECORDED IN BOOK 345, PAGE 744 AND INST. # 1995-1640.

3. RESTRICTIONS APPEARING OF RECORD IN INST.# 2000-40215 AND AMENDED IN INST.# 2001-12819.

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

5. ARTICLES OF INCORPORATION OF WATERFORD HOMEOWNERS' ASSOCIATION, AS RECORDED IN INST.# 2001-12817.

6. GRANT TO THE STATE OF ALABAMA FOR RAILROAD IN BOOK 278, PAGE 5.

7. ORDINANCE WITH THE CITY OF CALERA AS RECORDED IN INST.# 2000-6.

Shelby County, AL 08/04/2005
State of Alabama

Deed Tax:$6.00

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$93,920.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

$17,610.00 of the consideration herein was derived from a second 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, ARNETT A. DOVE and ANGELA P. DOVE, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 26th day of July,2005.

ARNETT A. DOVE

ANGELA P. DOVE

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ARNETT A. DOVE, ANGELA P. DOVE 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 26th day of July, 2005.

Notary Public

GEORGE M. VAUGHN
NOTARY
PUBLIC
ALABAMA STATE AT LARGE

My commission expires: 9.29.06