13238

20050926000500240 1/2 $15.00
Shelby Cnty Judge of Probate, AL
09/26/2005 02:56:50PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS

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:

MARY MICHELLE ERWIN
282 VILLAGE DRIVE
CALERA, AL 35040

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED EIGHTEEN THOUSAND FOUR HUNDRED TWENTY FIVE DOLLARS and 00/100 ($118,425.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, WATERFORD, L.L.C. (herein referred to as GRANTORS) do grant, bargain, sell and convey unto MARY MICHELLE ERWIN, 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 180 ACCORDING TO THE SURVEY OF WATERFORD VILLAGE, SECTOR 4, AS RECORDED IN MAP BOOK 34, PAGE 73, 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. ARTICLES OF WATERFORD HOMEOWNERS ASSOCIATION, AS RECORDED IN INST. 2001, PAGE 12817.

8. RESTRICTIVE COVENANTS TO BE FILED FOR RECORD.

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

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 2004-46705.

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

14. 15 FOOT ALLEY EASEMENT ON SAID PROPERTY, AS SHOWN ON RECORDED MAP.

15. A 8 FOOT EASEMENT ON THE NORTH SIDE AS SHOWN BY RECORDED MAP.
16. A 7.5 FOOT EASEMENT ON THE SOUTH SIDE, AS SHOWN BY RECORDED MAP.

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

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

19. RESTRICTIONS, AS SETFORTH IN INST. 2004-46705.

20. RIGHT OF WAY TO ALABAMA POWER COMPANY, AS SET FORTH IN INST. 2004-35497.

$94,740.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

$23,685.00 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, WATERFORD, L.L.C., have hereunto set his, her or their signature(s) and seal(s), this the 8th day of September,2005.

WATERFORD, L.L.C.
CLOSING AGENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

20050926000500240 2/2 $15.00
Shelby Cnty Judge of Probate,AL
09/26/2005 02:56:50PM FILED/CERT

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that WATERFORD, L.L.C., 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 8th day of September, 2005.

Notary Public

ELIZABETH L. HENDERSON
NOTARY
PUBLIC
ALABAMA STATE AT LARGE

My commission expires: 10-2-08