

**RELI, INC.**  
**5336 Stadium Trace Parkway**  
**Suite #104**  
**Hoover, Alabama 35244**

Send tax notice to:  
Annette M. Mader  
189 Hidden Cove Circle  
Pelham, AL 35124

This instrument prepared by  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #345  
Birmingham, Alabama 35243

STATE OF ALABAMA  
COUNTY Shelby

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty One Thousand Six Hundred and 00/100 Dollars (\$121,600.00) in hand paid to the undersigned, Shannon Watkins-Moller, a, married person (hereinafter referred to as "Grantors") by Annette M. Mader (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 20, ACCORDING TO THE SURVEY OF PHASE TWO, HIDDEN CREEK TOWNHOMES, AS RECORDED IN MAP BOOK 28, PAGE 37, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2005 AND THEREAFTER.  
BUILDING SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINERAL AND MINING RIGHTS AS RECORDED IN INST. #1997-29590.

ARTICLES OF INCORPORATION AS RECORDED IN INST. #1998-3075.

BY-LAWS OF HIDDEN CREEK AS RECORDED IN INST. #1998-3077 AND AMENDED IN #2001-42541.

EASEMENT TO PLANTATION PIPELINE AS RECORDED IN DEED BOOK 306, PAGE 416; DEED BOOK 252, PAGE 603; DEED BOOK 112, PAGE 328; DEED BOOK 229, PAGE 335 AND DEED BOOK 253, PAGE 572.

RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 127, PAGE 375 AND DEED BOOK 216, PAGE 631.

RIPARIAN OR WATER RIGHTS, CLAIMS, OR TITLE TO WATER WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

RIGHT OF WAY TO LEVEL 3 CORPORATION AS RECORDED IN INST. #2000-3182 AND INST. #2000-5902.

THE PROPERTY CONVEYED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR, NOR THAT OF HER SPOUSE.



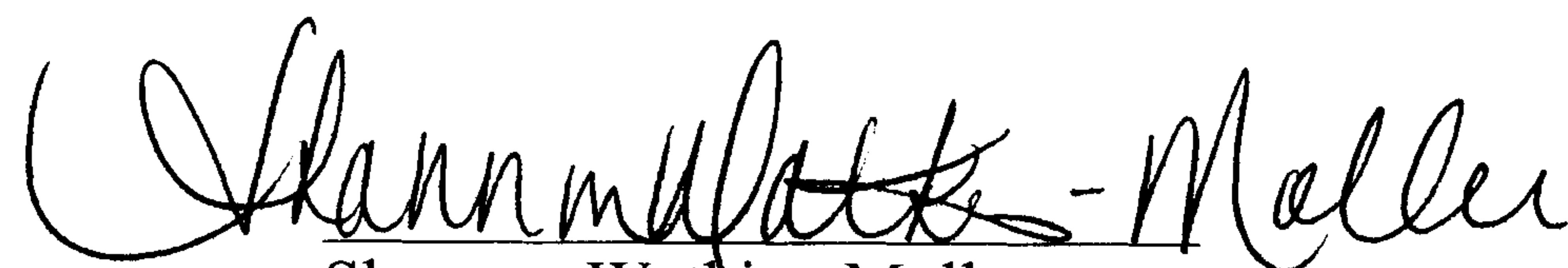
20051007000523890 2/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
10/07/2005 10:51:44AM FILED/CERT

\$121600.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF TWO MORTGAGE LOANS.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantors have set their signatures on this the 30<sup>th</sup> day of September 2005



Shannon Watkins-Moller  
Shannon Watkins-Moller

STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shannon Watkins-Moller, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30<sup>th</sup> day of September 2005

Notary Public

Print Name: Jeffrey A. Adams  
Commission Expires: 07/05/2008

