Send Tax Notice To:
Kurt N. Cybulski
526 Waterford Lake Circle
Pelham, Alabama 35124
PID#

GENERAL WARRANTY DEED

20051019000543370 1/2 $15.00
Shelby Cnty Judge of Probate,AL
10/19/2005 01:12:28PM FILED/CERT

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of

One Hundred Two Thousand Two Hundred Twenty-Five and 00/100 ($102,225.00) Dollars

in hand paid to the undersigned Grantor, the receipt of which is hereby acknowledged

Waterford, LLC

an Alabama Limited Liability Company , (herein referred to as Grantor) does by these presents grant, bargain, sell and convey unto

Kurt N. Cybulski

(herein referred to as Grantee, whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 822, according to the Survey of Waterford Townhomes, Sector I, Phase 1, as recorded in Map Book 31, Page 137, in the Probate Office of Shelby County, Alabama, LESS AND EXCEPT any portion lying within Lot 821 A, Map Book 35, Page 107, to be corrected by Map of Intent.

$ 102225 of the above recited consideration was paid from the proceeds of a purchase money mortgage loan recorded simultaneously herewith.

Subject to easements, rights of way, covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 2005 and subsequent years not yet due and payable.

Subject to Mineral and Mining rights of record and all rights and privileges incident thereto.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, 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, 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 Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

Beals & Assoc.

IN WITNESS WHEREOF, the said Grantor by and through Chris Greene, Closing Agent, who is authorized to execute this conveyance as required by the Articles of Organization and Operating Agreement, and further certifies that the same have not been modified or amended, hereto set its signature and seal this 30th day of September, 2005.

Waterford, LLC

By: _____
Chris Greene, Closing Agent

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chris Greene whose name as a Closing Agent of Waterford, LLC, a Limited Liability Company, 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/she as a member of said Limited Liability Company and with full authority executed the same voluntarily for and as the act of said Limited Liability Company on the day the same bears date.

Given under my hand and official seal, this 30th day of September, 2005.

_____
Notary Public
My commission expires: 09/21/06

05136RB

This instrument prepared by:
W. Russell Beals, Jr., Attorney at Law
Beals & Associates, P.C.
4898 Valleydale Road #B3
Birmingham, AL 35242

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