

14340



20060515000226900 1/2 \$54.00
Shelby Cnty Judge of Probate, AL
05/15/2006 08:46:43AM FILED/CERT

Shelby County, AL 05/15/2006
State of Alabama

Deed Tax: \$40.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

JERRY M DAVIS
129 WATERFORD COVE DRIVE
CALERA, AL 35040

**STATE OF ALABAMA
COUNTY OF SHELBY**

WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED THIRTY FIVE THOUSAND DOLLARS 00/100 (\$135,000.00)** to the undersigned grantor, **WATERFORD, L.L.C., a/an Limited Liability Company**, 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 **JERRY M DAVIS**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 642, according to the Survey of Waterford Cove Sector 4, as recorded in Map Book 36, Page 17, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2005 WHICH CONSTITUTE A LIEN, BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
2. RIGHT OF WAY TO ALABAMA POWER COMPANY AND SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, AS SET FORTH IN REAL VOLUME 2300, PAGE 867.
3. RIGHT OF WAY TO ALABAMA POWER COMPANY, AS SET FORTH IN VOLUME 2877, PAGE 403, VOLUME 4156, PAGE 394, AND VOLUME 4220, PAGE 9.
4. EASEMENT OF UNDETERMINED WIDTH ON THE FRONT OF SUBJECT PROPERTY, AS SHOWN ON RECORDED MAP.
5. 15-FOOT EASEMENT ON THE SOUTH SIDE, AS SHOWN ON RECORDED MAP.
6. 8-FOOT ALLEY EASEMENT ON THE NORTH SIDE, AS SHOWN ON RECORDED MAP.
7. RIGHT OF WAY TO ALABAMA POWER COMPANY, AS SET FORTH IN INSTRUMENT 2005-56363, 2005-56420.
8. RESTRICTIVE COVENANTS, AS SET FORTH IN INSTRUMENT 2005-59712.
9. RIGHT OF WAY TO GULF PAPER COMPANY, AS RECORDED IN INSTRUMENT 2006-14603.

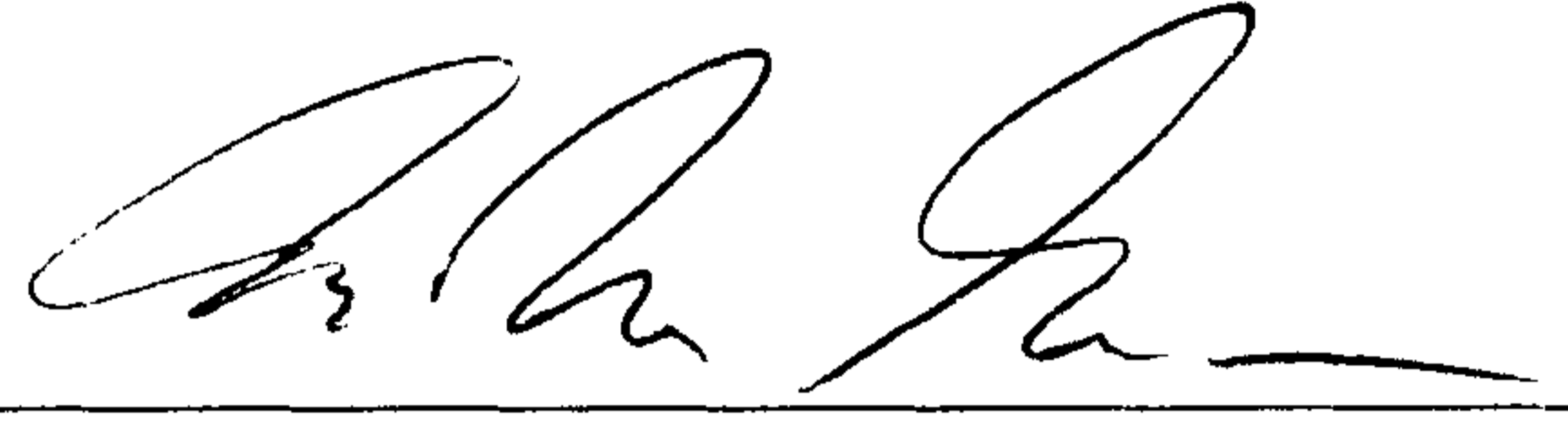
\$95,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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, **WATERFORD, L.L.C.** , by **CHRIS GREENE** its **CLOSING AGENT**, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 2nd day of May, 2006.

WATERFORD, L.L.C.



CHRIS GREENE
CLOSING AGENT


STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **CHRIS GREENE**, whose name as **CLOSING AGENT** of **WATERFORD, L.L.C.**, a/an **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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said **Limited Liability Company**.

Given under my hand this the 2nd day of May, 2006.



Notary Public

My commission expires: 9.29.06

