



20060525000248190 1/2 \$22.50
Shelby Cnty Judge of Probate, AL
05/25/2006 08:18:59AM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by: SEND TAX NOTICE TO:

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

JASON C MOORE
101 WATERFORD HIGHLANDS TRAIL
CALERA, AL 35040

**STATE OF ALABAMA
COUNTY OF SHELBY**

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

Know All Men by These Presents: That in consideration of **ONE HUNDRED SIXTY FIVE THOUSAND DOLLARS 00/100 (\$165,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, I/we, **JODI LEIGH KUEHL AND KELLY RAY KUEHL, WIFE AND HUSBAND.** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **JASON C MOORE and AMANDA MOORE**, (herein referred to as GRANTEEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 448, according to the Survey of Waterford Highlands – Sector 2 – Phase 1, as recorded in Map Book 30, Page 110 in the Probate Office of Shelby County, Alabama.

****** JODI LEIGH UPTON IS ONE AND THE SAME PERSON AS JODI KUEHL****
AND THE SAME AS JODI LEIGH KUEHL**

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2005 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
2. 8 FOOT EASEMENT RESERVED FROM WATERFORD HIGHLANDS TRAIL, AS SHOWN ON RECORDED MAP.
3. ORDINANCE WITH CITY OF CALERA AS RECORDED IN INSTRUMENT 2000-0006.
4. RIGHT OF WAY TO SHELBY COUNTY AS RECORDED IN DEED BOOK 240, PAGE 36.
5. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RIGHTS SET OUT IN INST. # 1995-1640 AND REAL 345 PAGE 744 IN THE PROBATE OFFICE.
6. TERMS AND CONDITIONS AS CONTAINED IN DEED RECORDED IN INST. # 1995-1640 IN PROBATE OFFICE.
7. ARTICLES OF WATERFORD HOME OWNERS ASSOCIATION RECORDED IN INSTRUMENT 2001, PAGE 12817.
8. ARTICLES OF ORGANIZATION OF WATERFORD LLC AS RECORDED IN INSTRUMENT 1999-49065.
9. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT # 2002-59257. NOTE: COVENANTS, CONDITIONS OR RESTRICTIONS INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN ARE HEREBY DELETED TO



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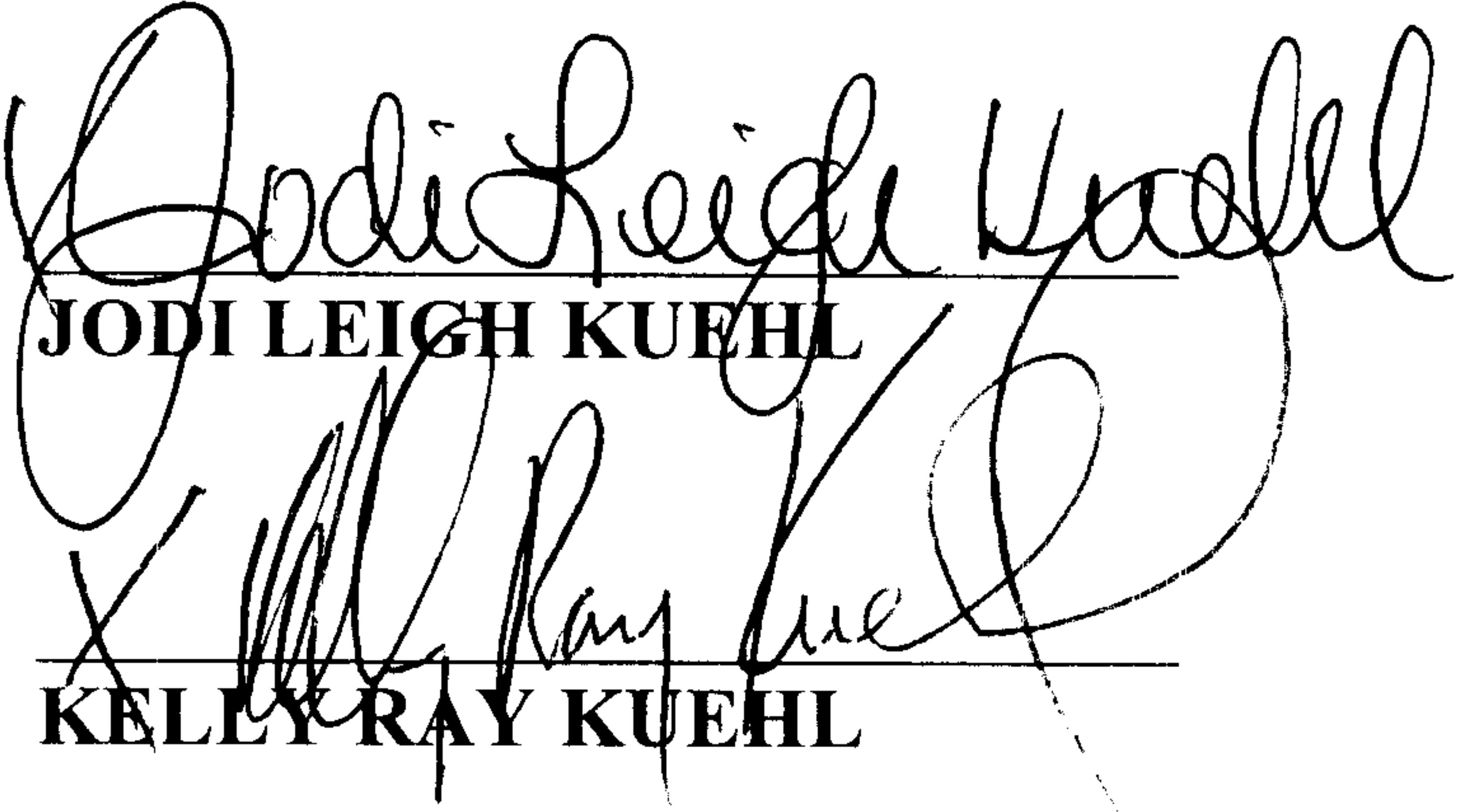
THE EXTENT THAT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE
42 USC 3604(c).

\$156,750.00 of the consideration herein was derived from a mortgage closed
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, **JODI LEIGH KUEHL AND KELLY RAY KUEHL**, have hereunto set his, her or their signature(s) and seal(s), this the 19th day of May, 2006.



JODI LEIGH KUEHL
KELLY RAY KUEHL

STATE OF ALABAMA
COUNTY OF SHELBY

Shelby County, AL 05/25/2006
State of Alabama
Deed Tax: \$8.50

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **JODI LEIGH KUEHL AND KELLY RAY KUEHL**, 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 19th day of May, 2006.

Notary Public

My commission expires: 9.27.09

