14597

20060711000330530 1/2 $19.50
Shelby Cnty Judge of Probate,AL
07/11/2006 08:46:09AM FILED/CERT

Shelby County, AL 07/11/2006
State of Alabama

Deed Tax:$5.50

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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

SEND TAX NOTICE TO:

CLAYTON CARSON
1233 VILLAGE TRAIL
CALERA, AL 35040

STATE OF ALABAMA
COUNTY OF SHELBY

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TWO THOUSAND TWO HUNDRED FIFTY DOLLARS 00/100 ($102,250.00) DOLLARS to the undersigned grantor, **WATERFORD, L.L.C.**, 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 **CLAYTON CARSON and APRIL MICHELLE RENNINGER, HUSBAND AND WIFE**, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

LOT 317, ACCORDING TO THE SURVEY OF FINAL PLAT OF WATERFORD VILLAGE SECTOR 5, PHASE 2, AS RECORDED IN MAP BOOK 36, PAGE 47, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2005, A LIEN, BUT NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
2. RIGHT OF WAY 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. 8-FOOT EASEMENT ON THE FRONT, AS SHOWN ON RECORDED MAP.
6. 7.5 FOOT EASEMENT ON THE REAR 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 SETFORTH IN INSTRUMENT 2005-59712.
9. RIGHT OF WAY TO GULF STATES PAGES CORPORATION, AS RECORDED IN INSTRUMENT 2006-14603.

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$97,137.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEES 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.

IN WITNESS WHEREOF, the said **MATTHEW S. MOORE** as **CLOSING AGENT** of **WATERFORD, L.L.C.** , has hereunto subscribed his/her/their name on this the 30th day June of 2006.

WATERFORD, L.L.C.

MATTHEW S. MOORE
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 **MATTHEW S. MOORE** , whose name as **CLOSING AGENT** of **WATERFORD, L.L.C.**, , 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 .

Given under my hand this the 30th day June of 2006.

Notary Public

My commission expires: 9.27.09

ELIZABETH L. HENDERSON
NOTARY
PUBLIC
ALABAMA STATE AT LARGE