15109

20061107000545300 1/2 $54.00
Shelby Cnty Judge of Probate,AL
11/07/2006 08:17:45AM FILED/CERT

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

Deed Tax:$40.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

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

SEND TAX NOTICE TO:

JACK MERRYMON
593 WATERFORD LN
CALERA, AL 35040

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED FIFTY THOUSAND NINE HUNDRED DOLLARS 00/100 ($150,900.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **CHARLIE F CHANCELLOR DBA C&W CONSTRUCTION** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **JACK MERRYMON**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 532, according to the Survey of Waterford Highlands, Sector 4, Phase I, as recorded in Map Book 34 page 73 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2006 WHICH CONSTITUTE A LIEN, BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2007.

2. BUILDING SETBACK LINE AS SHOWN BY MAP BOOK 34 PAGE 73.

3. EASEMENTS AS SHOWN RECORDED PLAT INCLUDING, 7.5 FEET ON THE SOUTHEASTERLY AND 8 FEET ON THE SOUTHWESTERLY AND NORTHEASTERLY SIDES OF LAND.

4. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED AS INST. NO. 20051129000616490.

5. EASEMENT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN INST. NO. 20051031000564200 IN THE PROBATE OFFICE.

6. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO AS RECORDED IN INST. NO. 20021115000570760 AND CORRECTED IN INST. NO. 20030604000346100 AND 1995-1640 IN THE PROBATE OFFICE.

7. GRANT TO THE STATE OF ALABAMA FOR RAILROAD, AS RECORDED IN REAL 278, PAGE 5 IN THE PROBATE OFFICE.

8. TERMS AND CONDITIONS, AS RECORDED IN INST. 1995, PAGE 1640 IN THE PROBATE OFFICE.

9. RIGHT(S) OF WAY(S) GRANTED TO TOWN OF CALERA BY INSTRUMENT(S) RECORDED IN INST. NO. 2001-36236 IN THE PROBATE OFFICE.

10. RELEASE(S) OF DAMAGES AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. NO.

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1995-1640 AND INST. NO. 20050210000066870 IN THE PROBATE OFFICE.

11. RESTRICTIONS, LIMITATIONS, CONDITIONS AND OTHER PROVISIONS AS SET OUT IN MAP BOOK 34, PAGE 73 IN THE PROBATE OFFICE.

12. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DEED FROM GULF STATES PAPER CORPORATION TO WATERFORD, LLC INCLUDING RIGHTS, RESERVED AS TO TIMBER HARVESTING, AS SET OUT AND RECORDED IN INST. NO. 20030604000346100 IN THE PROBATE OFFICE.

13. RESTRICTIONS, COVENANTS AND GRANTS OF LAND EASEMENT TO ALABAMA POWER COMPANY AS SET OUT IN INST. NO. 20051032100056421 0 IN THE PROBATE OFFICE.

$110,900.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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

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

IN WITNESS WHEREOF, the said GRANTORS, **CHARLIE F CHANCELLOR DBA C&W CONSTRUCTION,** have hereunto set his, her or their signature(s) and seal(s), this the 31st day of October, 2006.

CHARLIE F CHANCELLOR DBA
C&W CONSTRUCTION

STATE OF ALABAMA
COUNTY OF SHELBY

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **CHARLIE F CHANCELLOR DBA C&W CONSTRUCTION**, 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 31st day of October, 2006.

Notary Public

My commission expires: 7/10/10

ROBERT S. PADEN
NOTARY
PUBLIC
ALABAMA STATE AT LARGE