15260

20061220000619430 1/2 $50.50
Shelby Cnty Judge of Probate,AL
12/20/2006 11:20:48AM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

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

SEND TAX NOTICE TO:

J. T. BOYKIN, JR.
1263 VILLAGE 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 TWENTY SIX THOUSAND TWO HUNDRED TWENTY FIVE DOLLARS 00/100 ($126,225.00)** to the undersigned grantor, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, **WATERFORD, L.L.C., Limited Liability Company** does by these presents, grant, bargain, sell and convey unto **J. T. BOYKIN, JR. and SANDRA K. BOYKIN**, (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 308A, according to a Resurvey of Lots 308 & 309 of Final Plat of Waterford Village Sector 5, Phase 2, as recorded in Map Book 37, Page 76, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

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

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. 8-FOOT EASEMENT ON THE SOUTH, AS SHOWN ON RECORDED MAP.

5. 7.5-FOOT ALLEY EASEMENT ON THE NORTH SIDE, AS SHOWN ON RECORDED MAP.

6. RIGHT OF WAY TO ALABAMA POWER COMPANY, AS SET FORTH IN INST. NO. 2005-56363 AND 2005-56420.

7. RESTRICTIVE COVENANTS, AS SETFORTH IN INST. NO. 2005-59712.

8. RIGHT OF WAY TO GULF STATES PAPER CORPORATION, AS RECORDED IN INSTRUMENT 2006/14603.

$90,000.00of 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.

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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 **MATTHEW S. MOORE** its **CLOSING AGENT**, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 13th day of December, 2006.

WATERFORD, L.L.C.

MATTHEW S. MOORE
CLOSING AGENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

Shelby County, AL 12/20/2006
State of Alabama

Deed Tax:$36.50

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.**, 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 13th day of December, 2006.

Notary Public

My commission expires: 9·27·09

ELIZABETH L. HENDERSON
NOTARY
PUBLIC
ALABAMA STATE AT LARGE