

20070104000002660 1/2 \$64.00
 Shelby Cnty Judge of Probate, AL
 01/04/2007 09:02:57AM FILED/CERT

Shelby County, AL 01/04/2007
 State of Alabama
 Deed Tax: \$50.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

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

BRENDA C. DEAN
 391 WATERFORD COVE TRAIL
 CALERA, AL 35040

**STATE OF ALABAMA
 COUNTY OF SHELBY**

WARRANTY DEED

Know All Men by These Presents: That in consideration of **TWO HUNDRED FORTY EIGHT THOUSAND DOLLARS 00/100 (\$248,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, I/we, **DONALD B. HATCHER, UNMARRIED** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **BRENDA C. DEAN**, (herein referred to as GRANTEEES, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 725, according to the Survey of Waterford Cove – Sector 3, as recorded in Map Book 31, Page 146, in the Probate Office of Shelby County, Alabama.

****DONALD B. HATCHER IS THE SURVIVING GRANTEE OF THAT CERTAIN DEED DATED OCTOBER 15, 2004 AND FILED IN INSTRUMENT #20041027000592620, FILED FOR RECORD 10/27/2004, EILEEN H. HATCHER HAVING DIED AROUND SEPTEMBER 2005.*****

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2006 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2007.
2. DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS, AS RECORDED IN INSTRUMENT #2000-40215 AND AMENDED IN INSTRUMENT #2001-12819 AND 2004/46708.
3. ARTICLES OF ORGANIZATION OF WATERFORD, LLC, AS RECORDED IN INSTRUMENT #1999-49065.
4. ORDINANCE WITH CITY OF CALERA, AS RECORDED IN INSTRUMENT #2000-0006
5. RIGHT OF WAY TO SHELBY COUNTY, AS RECORDED IN DEED BOOK 240, PAGE 36.
6. GRANT TO THE STATE OF ALABAMA FOR RAILROAD, AS RECORDED IN REAL 278, PAGE 5.
7. 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 INSTRUMENT #1995-1640 AND REAL 345 PAGE 744.
8. TERMS AND CONDITIONS, AS RECORDED IN INSTRUMENT #1995-1640.
9. RELEASE OF DAMAGES, AS RECORDED IN INSTRUMENT #1995-1640 AND REAL 345 PAGE 744.
10. ARTICLES OF WATERFORD HOME OWNERS ASSOCIATION, AS RECORDED IN



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INSTRUMENT #2001-12817.

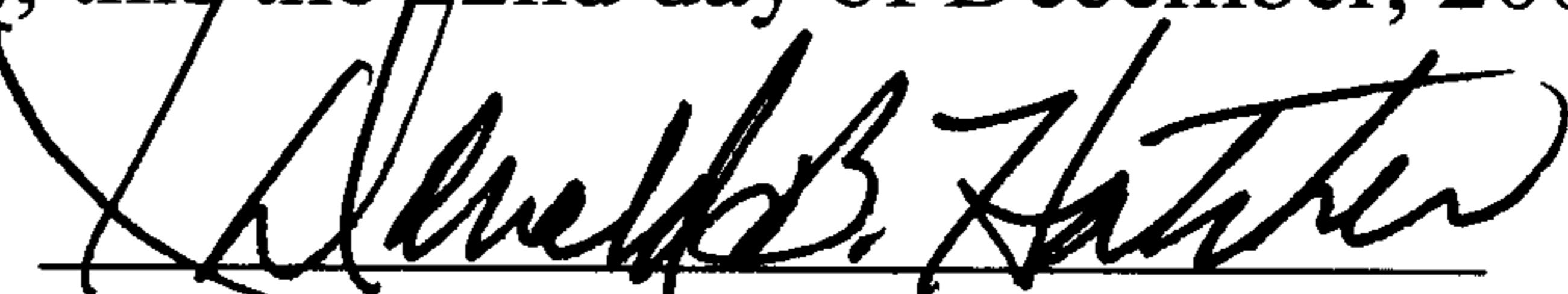
11. 8 FOOT EASEMENT ON THE SOUTHEASTERLY SIDE, AS SHOWN BY RECORDED MAP.

\$198,400.00 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, **DONALD B. HATCHER**, have hereunto set his, her or their signature(s) and seal(s), this the 22nd day of December, 2006.

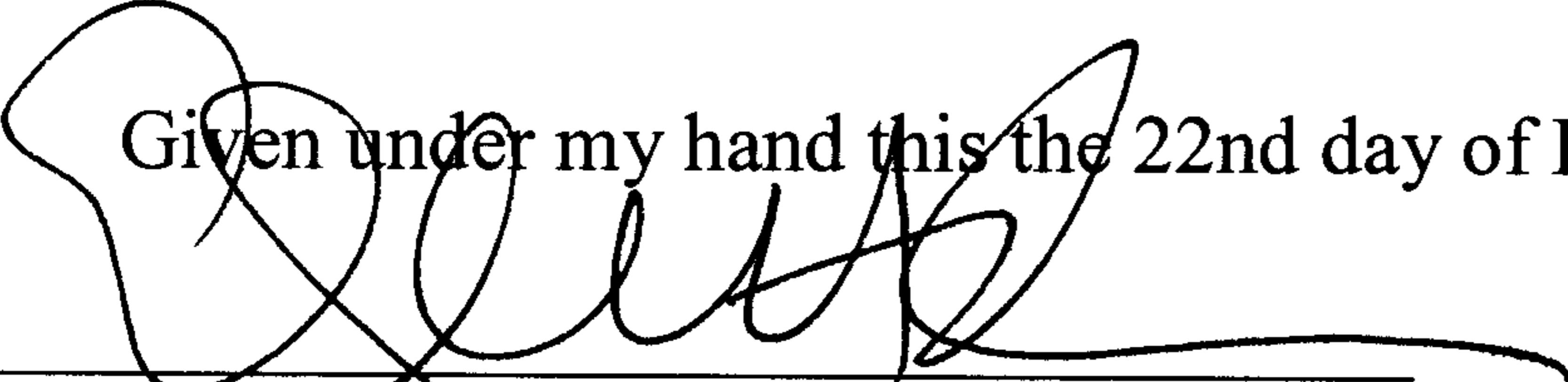

DONALD B. HATCHER

**STATE OF ALABAMA
COUNTY OF SHELBY**

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **DONALD B. HATCHER**, 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 22nd day of December, 2006.


Notary Public

My commission expires: 9-22-09

