15393

20070130000043770 1/2 $24.00
Shelby Cnty Judge of Probate,AL
01/30/2007 08:13:23AM FILED/CERT

Shelby County, AL 01/30/2007
State of Alabama

Deed Tax:$10.00

(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:

WATERFORD, L.L.C.

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of **TEN THOUSAND DOLLARS 00/100 ($10,000.00)** to the undersigned grantor, **SHELBY SPRINGS STOCK FARMS, INC.**, a/an **Corporation**, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto **WATERFORD, L.L.C.**, (herein referred to as GRANTEE, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 214-D, according to the Survey of Waterford Village, Sector 5, Phase 3 as recorded in Map Book 37, Page 65, 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. ORDINANCE WITH CITY OF CALERA, AS RECORDED IN INSTRUMENT 2000-0006.
3. RIGHT OF WAY TO SHELBY COUNTY, AS RECORDED IN DEED BOOK 240, PAGE 36.
4. 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, PAGE 1640 AND REAL 345, PAGE 744.
5. TERMS AND CONDITIONS, AS RECORDED IN INSTRUMENT 1995, PAGE 1640.
6. ARTICLES OF WATERFORD HOME OWNERS ASSOCIATION, AS RECORDED IN INSTRUMENT 2001, PAGE 12817.
7. ARTICLES OF ORGANIZATION OF WATERFORD, LLC, AS RECORDED IN INSTRUMENT #1999-49065.
8. RESTRICTIVE COVENANTS, TO BE FILED OF RECORD.
9. DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS, AS RECORDED IN INSTRUMENT 2000, PAGE 40215 AND AMENDED IN INSTRUMENT 2001-12819.
10. EASEMENT AND RIGHT OF WAY WITH ALABAMA POWER COMPANY, AS RECORDED IN INSTRUMENT 2004-35497.
11. GRANT TO THE STATE OF ALABAMA FOR RAILROAD, AS RECORDED IN REAL 278, PAGE 5.
12. RELEASE OF DAMAGES, AS RECORDED IN 1995-1640, AND REAL 345, PAGE 744.
13. RESTRICTIONS TO BE FILED OF RECORD.
14. 8-FOOT EASEMENT ON THE NORTH AND A 30-FOOT EASEMENT ON THE NORTHWEST SIDE, AS SHOWN ON RECORDED MAP. (L-689, L-690, L-691)
15. 8-FOOT EASEMENT ON THE NORTHWEST AND A 7.5-FOOT EASEMENT ON THE NORTHEAST, AS SHOWN ON RECORDED MAP. (L-683)

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16. 7.5-FOOT EASEMENT ON THE NORTH AND EAST AND AN 8-FOOT EASEMENT ON THE WEST, AS SHOWN BY RECORDED MAP. (L-680, L-680, L-682)

17. 8-FOOT EASEMENT ON THE FRONT AND A 7.5-FOOT EASEMENT ON THE NORTHWEST. (L-667)

18. 8-FOOT EASEMENT ON THE NORTHEAST, AND 7.5-FOOT EASEMENT ON THE NORTH AND WEST, AS SHOWN BY RECORDED MAP. (L-667-A)

19. EASEMENT OF UNDETERMINED WIDTH ON THE FRONT OF SUBJECT PROPERTY, AS SHOWN ON RECORDED MAP.

20. 8-FOOT EASEMENT ON THE SOUTH, AS SHOWN ON RECORDED MAP.

21. 7.5 FOOT EASEMENT ON THE NORTHEASTERLY SIDE, AS SHOWN BY RECORDED MAP.

22. RIGHT OF WAY TO ALABAMA POWER COMPANY, AS SET FORTH IN INSTRUMENT 2005-56363, 2005-56420, 2006-31499.

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

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

$.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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

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, **SHELBY SPRINGS STOCK FARMS, INC.** , by **MATTHEW S. MOORE** its **CLOSING AGENT**, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 25th day of January, 2007.

SHELBY SPRINGS STOCK FARMS, INC.

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 **SHELBY SPRINGS STOCK FARMS, INC.**, a/an **Corporation**, 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 **Corporation**.

Given under my hand this the 25th day of January, 2007.

Notary Public
My commission expires: 9-27-08

ELIZABETH L. HENDERSON
NOTARY
PUBLIC
ALABAMA STATE AT LARGE