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20070423000185650 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
04/23/2007 09:50:39AM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

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

NIKARA K. WASHINGTON  
2158 VILLAGE LANE  
CALERA, AL 35040

STATE OF ALABAMA  
COUNTY OF SHELBY

WARRANTY DEED

**Know All Men by These Presents:** That in consideration of **ONE HUNDRED THREE THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$103,900.00)** to the undersigned grantor, **WATERFORD, LLC**, 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 **NIKARA K. WASHINGTON**, (herein referred to as **GRANTEES**, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**Lot 288-A, 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. **RESTRICTIVE COVENANTS AS SET FORTH IN INST. NO. 2005-59712**
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. **RIGHT OF WAY TO ALABAMA POWER COMPANY AND SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, AS SET FORTH IN REAL VOLUME 2300, PAGE 867.**
5. **EASEMENT OF UNDERTERMINED WIDTH ON THE FRONT OF SUBJECT PROPERTY, AS SHOWN ON RECORDED MAP.**
6. **8 FOOT EASEMENT ON THE NORTH AS SHOWN ON RECORDED MAP.**
7. **7.5 FOOT EASEMENT ON THE SOUTH SIDE AS SHOWN ON RECORDED MAP.**
8. **RIGHT OF WAY TO ALABAMA POWER COMPANY AS SET FORTH IN INST. NO. 2005-56363, 2005-56420.**
9. **RIGHT OF WAY TO GULF STATES PAPER CORPORATION, AS RECORDED IN INST. NO. 2006-14603.**

\$101,949.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

\$4,800.00 of the consideration herein was derived from a second mortgage closed simultaneously herewith.

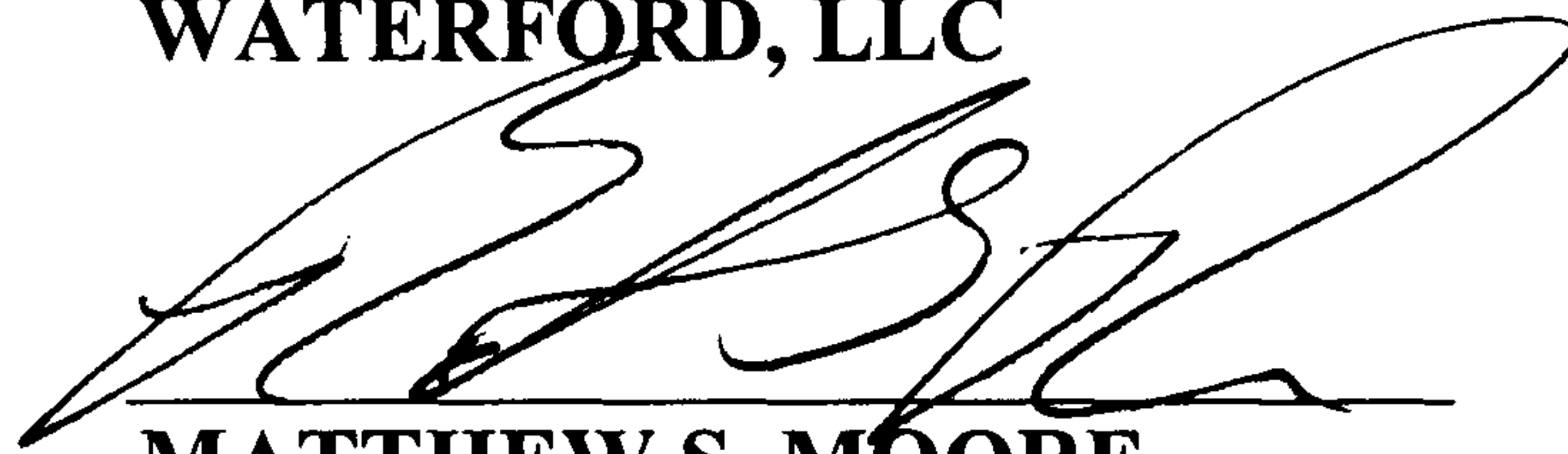
**TO HAVE AND TO HOLD** Unto the said **GRANTEES**, their heirs and assigns, forever.

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, **WATERFORD, LLC**, by **MATTHEW S. MOORE** its **CLOSING AGENT**, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 6TH day of April, 2007.

**WATERFORD, LLC**



**MATTHEW S. MOORE**  
**CLOSING AGENT**

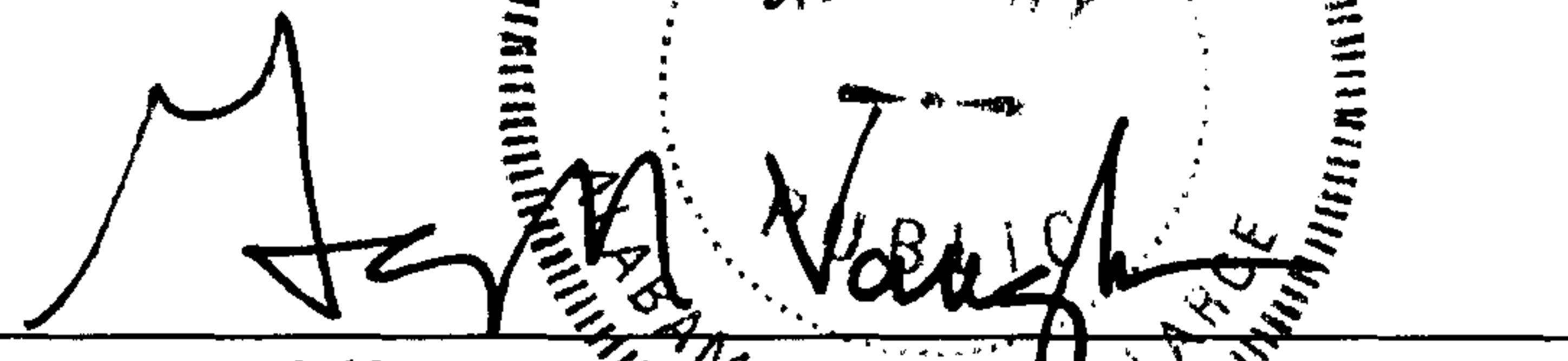
**STATE OF ALABAMA)**

**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, LLC** 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 6TH day of April, 2007.

  
Notary Public

My commission expires: 9.29.10/10