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20070502000202480 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
05/02/2007 10:33:56AM 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

CHARLES HENRY GLASS, JR.  
3029 HIGHVIEW LANE  
CALERA, AL 35040

STATE OF ALABAMA  
COUNTY OF SHELBY

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of **ONE HUNDRED NINETY ONE THOUSAND EIGHT HUNDRED DOLLARS 00/100 (\$191,800.00)** to the undersigned grantor, **HOLSOMBECK BUILDERS, INC.**, 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 **CHARLES HENRY GLASS, JR.**, (herein referred to as **GRANTEES**, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**Lot 990, according to Final Plat of Waterford Highlands, Sector 4, Phase 2, as recorded in Map Book 36, Page 15 A & B, 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 CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2007.**
2. **RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. NO. 20051115000597140.**
3. **RIGHT(S) OF WAY(S) GRANTED TO TOWN OF CALERA BY INSTRUMENT(S) RECORDED IN INST. NO. 2001-36236.**
4. **EASEMENT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S) RECORDED IN INST. NO. 20051031000564200.**
5. **TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RIGHTS SET OUT IN INST. NO. 20021115000570760 AND CORRECTED IN INST. NO. 20030604000346100 AND INST. NO. 1995-1640 AND INST. NO. 20031125000772700.**
6. **RELEASE(S) OF DAMAGES AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. NO. 1995-1640 AND REAL BOOK 345, PAGE 744.**
7. **GRANT TO THE STATE OF ALABAMA FOR RAILROAD AS SET OUT IN REAL 278, PAGE 5.**
8. **TERMS AND CONDITIONS AS SET OUT IN DEED RECORDED IN INST. NO. 1995-1640.**
9. **RESTRICTIONS, LIMITATIONS CONDITIONS AND OTHER PRIVISIONS AS SET OUT IN MAP BOOK 36 PAGE 15.**
10. **TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DEED FROM GULF STATES PAPER CORPORATION TO WATERFORD, LLC INCLUDING ALL RIGHTS, RESERVED AS TO TIMBER HARVESTING, AS SET OUT AND RECORDED IN INST. NO. 20021115000570760 AND CORRECTED IN INST. NO. 20030604000346100.**
11. **TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DEED FROM GULF STATES PAPER CORPORATION TO MITZI R. REAMER**

- INCLUDING ALL RIGHTS, RESERVED AS TO TIMBER HARVESTING,  
AS SET OUT AND RECORDED IN INST. NO. 20031125000772700.
12. DEED TO LOUISVILLE AND NASHVILLE RAILROAD AS RECORDED IN  
BOOK T PAGE 655.
  13. RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT TO  
ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S)  
RECORDED IN INST. NO. 20051031000564210.
  14. EASEMENTS TO ALABAMA POWER COMPANY RECORDED IN INST.  
NO. 20051031000564210 AND INST. NO. 20051031000564200.


\$191,800.00 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, **HOLSOMBECK BUILDERS, INC.**,  
by **ELLEN HOLSOMBECK** its **VICE-PRESIDENT**, who is authorized to execute this  
conveyance, has hereunto set its signature and seal, this the 26th day of April, 2007.

**HOLSOMBECK BUILDERS, INC.**

  
**ELLEN HOLSOMBECK**  
**VICE-PRESIDENT**

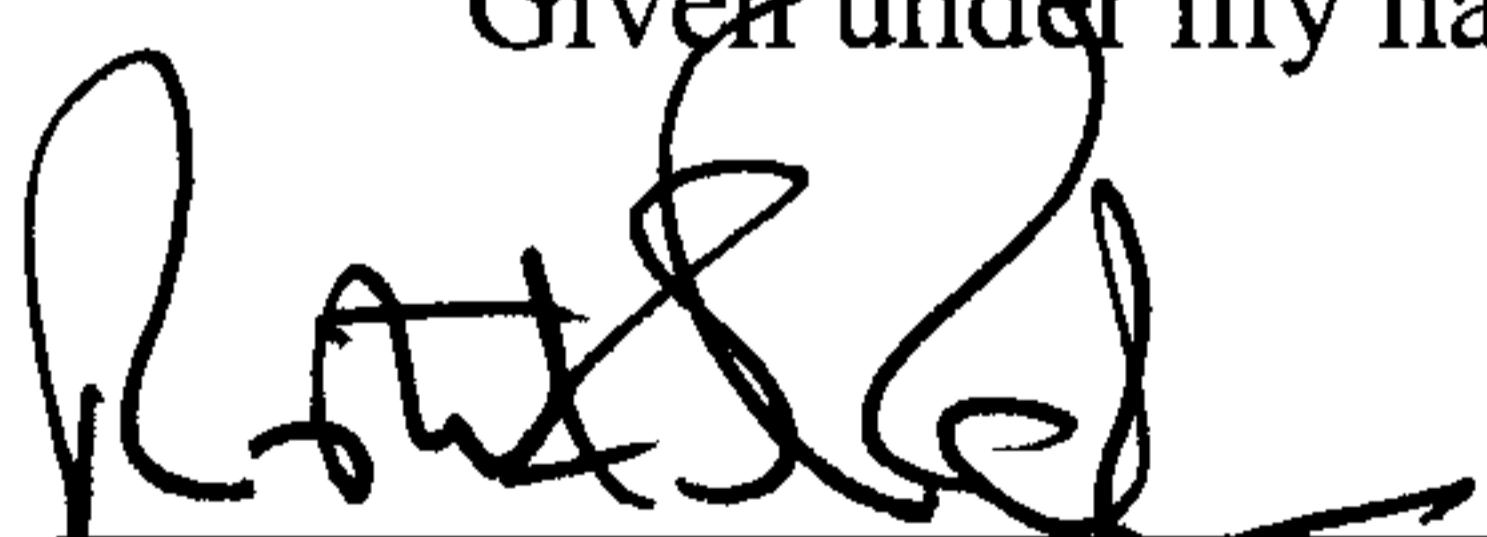
**STATE OF ALABAMA)**

**COUNTY OF SHELBY)**

**ACKNOWLEDGMENT**

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify  
that **ELLEN HOLSOMBECK**, whose name as **VICE-PRESIDENT** of **HOLSOMBECK**  
**BUILDERS, INC.**, 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 26th day of April, 2007.

  
\_\_\_\_\_  
Notary Public

My commission expires: 7/16/10

