

5739

20070524000242110 1/2 \$134.00  
Shelby Cnty Judge of Probate, AL  
05/24/2007 08:43:28AM FILED/CERT

Shelby County, AL 05/24/2007  
State of Alabama

Deed Tax: \$120.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

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

MICHAEL P. SALTER  
2154 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 NINETEEN THOUSAND SEVEN HUNDRED FIFTY DOLLARS 00/100 (\$119,750.00)** to the undersigned grantor, WATERFORD, L.L.C., a/an **Limited Liability Company**, 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 **MICHAEL P. SALTER**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**LOT 287 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 2006 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2007.**
2. **EASEMENT OF UNDETERMINED WIDTH ON THE FRONT OF SUBJECT PROPERTY AS SHOWN ON RECORDED MAP.**
3. **RIGHT OF WAY TO ALABAMA POWER COMPANY AS SET FORTH IN INSTRUMENT 2005-56363 2005-56240.**
4. **RESTRICTIVE COVENANTS AS SET FORTH IN INSTRUMENT 2005-59712.**
5. **RIGHT OF WAY TO GULF STATES PAPER CORPORATION AS RECORDED IN INSTRUMENT 2006-14603.**
6. **NEW RESTRICTIONS TO BE FILED OF RECORD**
7. **8 FOOT EASEMENT ON THE NORTH AS SHOWN ON RECORDED MAP.**
8. **7.5 FOOT EASEMENT ON THE SOUTH AS SHOWN ON RECORDED MAP.**
9. **ORDINANCE WITH CITY OF CALERA AS RECORDED IN INSTRUMENT 2000-0006.**
10. **RIGHT OF WAY TO SHELBY COUNTY AS RECORDED IN DEED BOOK 240 PAGE 36.**
11. **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 PAGE REAL 345 PAGE 744.**

\$119,750.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

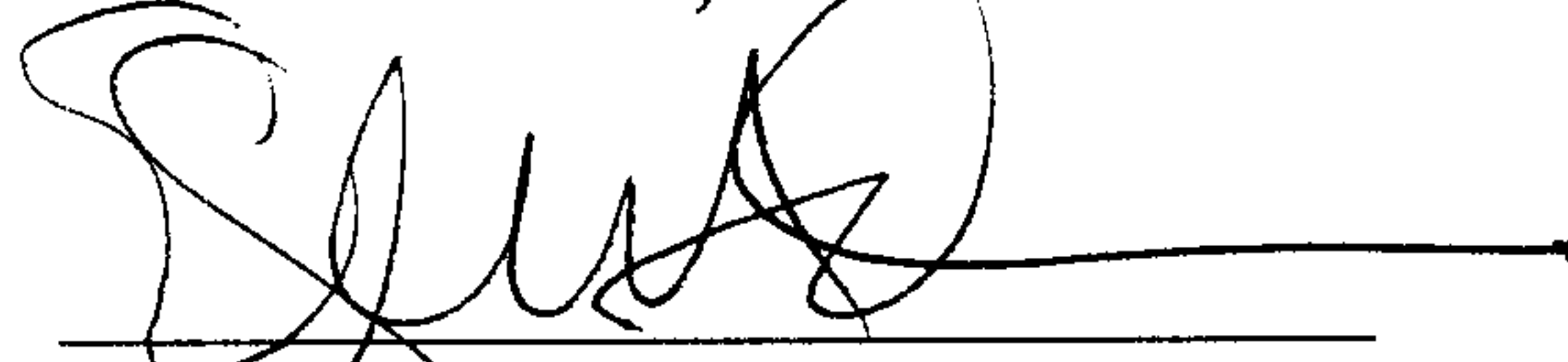
**TO HAVE AND TO HOLD** Unto the said GRANTEES, their heirs and assigns, forever.

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, **WATERFORD, L.L.C.**, by **ELIZABETH HENDERSON** its **CLOSING AGENT**, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 16th day of May, 2007.

**WATERFORD, L.L.C.**

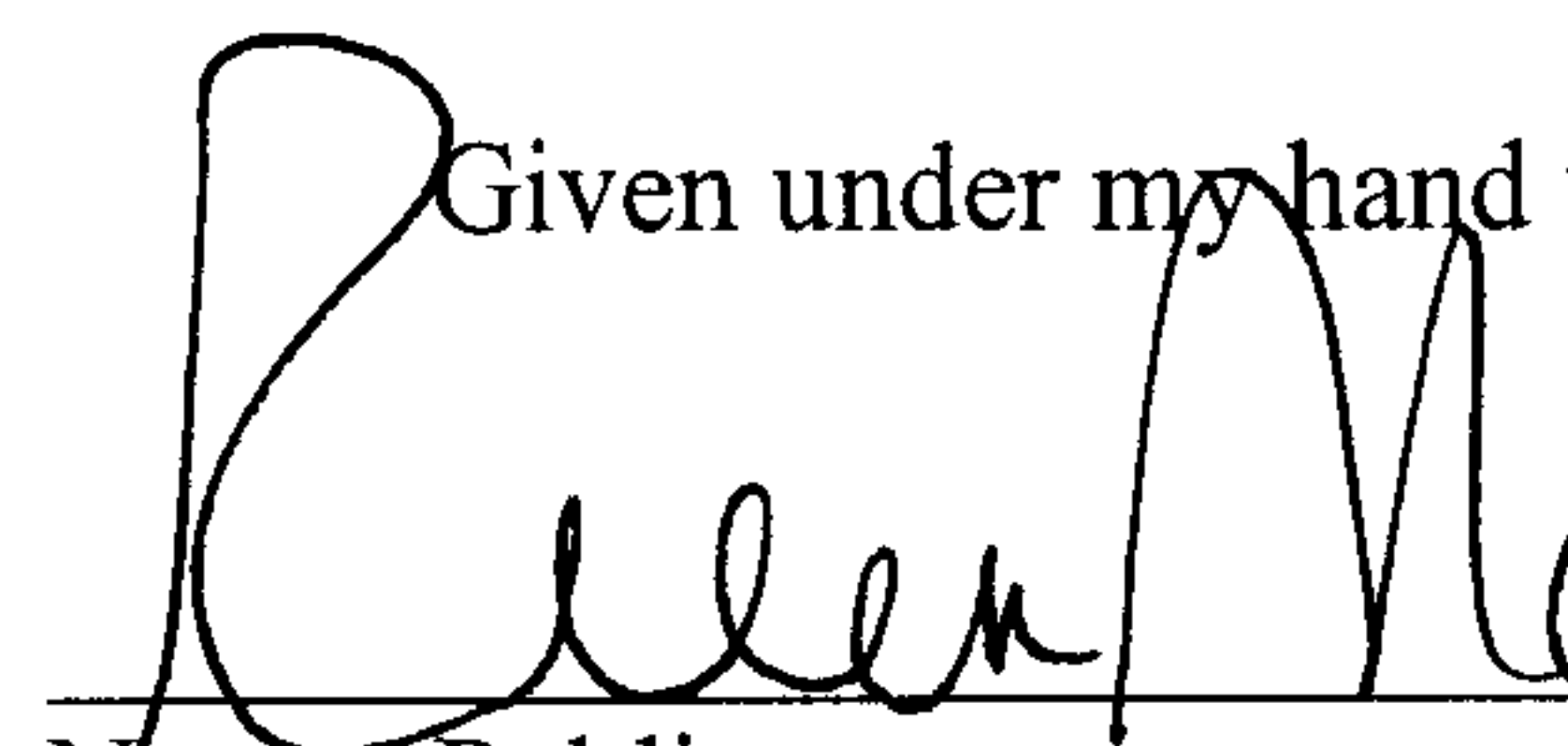
  
**ELIZABETH HENDERSON**  
**CLOSING AGENT**

**STATE OF ALABAMA)**

**COUNTY OF SHELBY)**

**ACKNOWLEDGMENT**

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **ELIZABETH HENDERSON**, 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**.

  
Notary Public  
Given under my hand this the 16th day of May, 2007.  
My commission expires: 12/17/2008

