

15925

20070629000306210 1/2 \$17.00  
Shelby Cnty Judge of Probate, AL  
06/29/2007 09:44:31AM FILED/CERT

Shelby County, AL 06/29/2007  
State of Alabama

Deed Tax: \$3.00

(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

DALE A. HEPWORTH  
3025 HIGHVIEW LANE  
CALERA, AL 35080

STATE OF ALABAMA  
COUNTY OF Shelby

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP  
WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of **ONE HUNDRED NINETY THOUSAND NINE HUNDRED FIFTY DOLLARS 00/100 (\$190,950.00)** to the undersigned grantor, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, **HOLSOMBECK BUILDERS, INC.** does by these presents, grant, bargain, sell and convey unto **DALE A. HEPWORTH and LAURA L. HEPWORTH, HUSBAND AND WIFE**, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**LOT 991 ACCORDING TO THE SURVEY OF WATERFORD HIGHLANDS SECTOR 4 PHASE 2 AS RECORDED IN MAP BOOK 36 PAGE 15A AND 15B 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. ORDINANCE WITH CITY OF CALERA AS RECORDED IN INSTRUMENT 2001-36236.
3. 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. # 1995-1640 AND REAL 345 PAGE 744 IN THE PROBATE OFFICE.
4. TERMS AND CONDITIONS AS CONTAINED IN DEED RECORDED IN INST. # 1995-1640 IN PROBATE OFFICE.
5. ARTICLES OF WATERFORD HOME OWNERS ASSOCIATION RECORDED IN INSTRUMENT 20051115000597140.
6. GRANT TO THE STATE OF ALABAMA FOR RAILROAD AS RECORDED IN REAL 278, PAGE 5.
7. RELEASE OF DAMAGES AS RECORDED IN 1995-1640 AND REAL 345, PAGE 744.
8. BUILDING SETBACK LINES, EASEMENTS AND RESTRICTIONS AS SET OUT IN MAP BOOK 36 PAGE 15A & B.
9. EASEMENT TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT TO BE RECORDED IN THE PROBATE OFFICE.



10. TERMS CONDITIONS AND PROVISIONS CONTAINED IN THE DEED FROM GULF STATES PAPER CORP. TO WATERFORD LLC AS RECORDED IN 2002115000570760 AND CORRECTED IN 20030604000346100.
11. TERMS CONDITIONS AND PROVISIONS CONTAINED IN THE DEED FROM GULF STATES PAPER CORP TO MITZI R. REAMER AS SET OUT IN INST 20031125000772700.
12. DEED TO LOUISVILLE AND NASHVILLE RAILROAD AS RECORDED IN BOOK T PAGE 655 IN THE PROBATE OFFICE.


\$187,999.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 27th day of June, 2007.

**HOLSOMBECK BUILDERS, INC.**

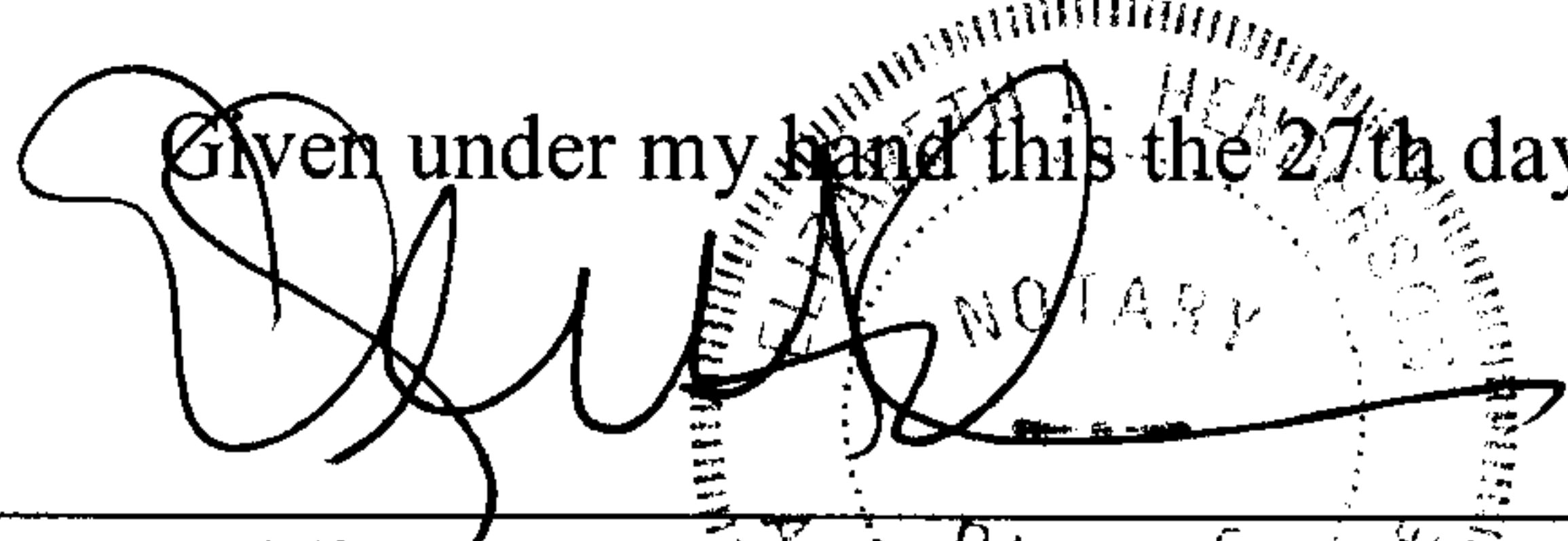
  
**ELLEN HOLSOMBECK**  
VICE **PRESIDENT**

**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.**, a/an , 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 .

Given under my hand this the 27th day of June, 2007.

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

My commission expires: 