

16270



20071004000464150 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
10/04/2007 09:44:07AM FILED/CERT

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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

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

SEND TAX NOTICE TO:

DAVID DELEONARD  
1012 VILLAGE TRAIL  
CALERA, AL 35040

**STATE OF ALABAMA  
COUNTY OF Shelby**

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of **ONE HUNDRED EIGHT THOUSAND FIVE HUNDRED DOLLARS 00/100 (\$108,500.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **TAMMIE A. VENABLE PRICE and JEFFREY E. PRICE, WIFE AND HUSBAND** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **DAVID DELEONARD**, (herein referred to as GRANTEEES, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

\*\*TAMMIE A. VENABLE AND TAMMIE A. VENABLE PRICE ARE ONE AND THE SAME PERSON.  
LOT 137BB ACCORDING TO A RESURVEY OF LOTS 133, 134, 135M, 136A, 137A, 137B AND 138A WATERFORD VILLAGE SECTOR 1 AS RECORDED IN MAP BOOK 31 PAGE 15 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**SUBJECT TO:**

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2007 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2008.
2. ORDINANCE WITH CITY OF CALERA, AS RECORDED IN INST. NO. 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 INST. NO. 1995, PAGE 1640 AND REAL 345, PAGE 744.
5. TERMS AND CONDITIONS AS RECORDED IN INST. NO. 1995, PAGE 1640.
6. ARTICLES OF WATERFORD HOMEOWNERS ASSOCIATION, AS RECORDED IN INST. NO. 2001, PAGE 12817.
7. ARTICLES OF ORGANIZATION OF WATERFORD, LLC AS RECORDED IN INST. NO. 1999-49065.
8. RESTRICTIVE COVENANTS, TO BE FILED OF RECORD.
9. DECLARATION OF RESTRICTIONS COVENANTS AND EASEMENTS AS RECORDED IN INST. NO. 2000, PAGE 40215 AND AMENDED IN INST. NO. 2001-12819.
10. EASEMENT AND RIGHT OF WAY WITH ALABAMA POWER COMPANY, AS RECORDED IN INST. NO. 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. EASEMENT OF UNDETERMINED WIDTH ON THE FRONT OF SUBJECT PROPERTY, AS SHOWN ON RECORDED MAP.
14. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY, AS SET FORTH IN INST. NO. 2005-56363 AND 2005-56420.
15. RESTRICTIVE COVENANTS, AS SETFORTH IN INST. NO. 2005-59712.
16. RIGHT OF WAY TO GULF STATES PAPER CORPORATION, AS RECORDED IN INST. NO. 2006-14603.

\$108,500.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEEES, his, her or their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, **TAMMIE A. VENABLE PRICE** and **JEFFREY E. PRICE, WIFE AND HUSBAND**, have hereunto set his, her or their signature(s) and seal(s), this the 1st day of October, 2007.

  
TAMMIE A. VENABLE PRICE

  
JEFFREY E. PRICE

STATE OF ALABAMA  
COUNTY OF SHELBY

**ACKNOWLEDGEMENT**

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **TAMMIE A. VENABLE PRICE and JEFFREY E. PRICE, WIFE AND HUSBAND**, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 1st day of October, 2007.

Notary Public

My commission expires: 9-27-09