

16275



20071213000562770 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
12/13/2007 09:39:06AM FILED/CERT

Shelby County, AL 12/13/2007
State of Alabama

Deed Tax: \$2.00

(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

KIMBERLY D. LAW
1112 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 NINETEEN THOUSAND DOLLARS 00/100 (\$119,000.00)** 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 **KIMBERLY D. LAW**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 115, according to the Survey of Waterford Village – Sector 1, as recorded in Map Book 27, Page 100, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. **TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2007 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2007.**
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 MIENRALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO AS RECORDED IN INST. NO. 1995/1640 AND REAL 345/744.**
5. **TERMS AND CONDITIONS AS RECORDED IN INST. NO. 1995/1640.**
6. **ARTICLES OF WATERFORD HOME OWNERS ASSOCIATION, AS RECORDED IN INST. NO. 2001/12817.**
7. **ARTICLES OF ORGANIZATION OF WATERFORD, LLC AS RECORDED IN INST. NO. 1999-49065.**
8. **DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS AS RECORDED IN INST. NO. 2000/40215 AND AMENDED IN INST. NO. 2001/12819.**
9. **EASEMENT AND RIGHT OF WAY WITH ALABAMA POWER COMPANY, AS RECORDED IN INST. NO. 2004/35497.**
10. **GRANT TO THE STATE OF ALABAMA FOR RAILROAD, AS RECORDED IN REAL 278/5.**
11. **RELEASE OF DAMAGES AS RECORDED IN 1995/1640 AND REAL 345, PAGE 744.**
12. **EASEMENT OF UNDETERMINED WIDTH ON THE FRONT OF SUBJECT PROPERTY AS SHOWN ON RECORDED MAP.**
13. **8 FOOT EASEMENT ON THE NORTHWESTERLY AS SHOWN ON RECORDED MAP.**

14. 7.5 FOOT EASEMENT ON THE SOUTHEASTERLY SIDE AS SHOWN ON RECORDED MAP.
15. 5 FOOT EASEMENT ON THE EASTERLY SIDE OF SUBJECT PROPERTY AS SHOWN BY RECORDED MAP.
16. RIGHT OF WAY TO ALABAMA POWER COMPANY AS SET FORTH IN INST. NO. 2005/56363 AND 2005/56420.
17. RESTRICTIVE COVENANTS, AS SETFORTH IN INST. NO. 2005/59712.
18. RIGHT OF WAY TO GULF STATES PAPER CORP AS RECORDED IN INST. NO. 2006/14603.
19. A 15 FOOT ALLEY AS SHOWN ON RECORDED MAP.
20. A 8 FOOT EASEMENT AS SHOWN ON RECORDED MAP.
21. DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS AS RECORDED IN INST. NO. 2000/40215 AND AMENDED IN INST. NO. 2001/12819.
22. RIGHT OF WAY TO SHELBY COUNTY, AS RECORDED IN DEED BOOK 240, PAGE 36.
23. 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. 1995/1640 AND REAL 345/744.
24. ARTICLES OF WATERFORD HOMEOWNERS ASSOCIATION AS RECORDED IN INST. 2001, PAGE 12817.


\$117,161.00 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 **KEITH JOHNSON** its **CLOSING AGENT**, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 10th day of December, 2007.

WATERFORD, L.L.C.


KEITH JOHNSON
CLOSING AGENT

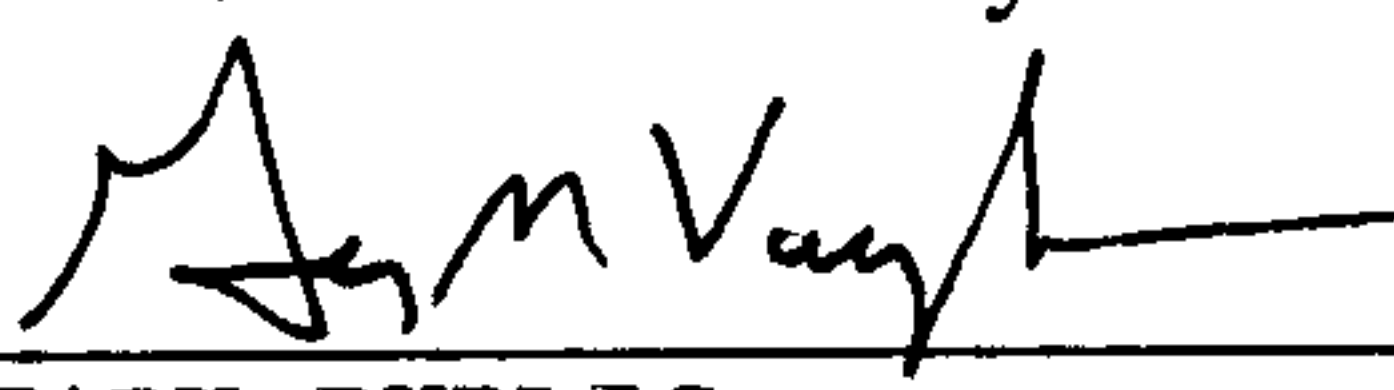
STATE OF ALABAMA)

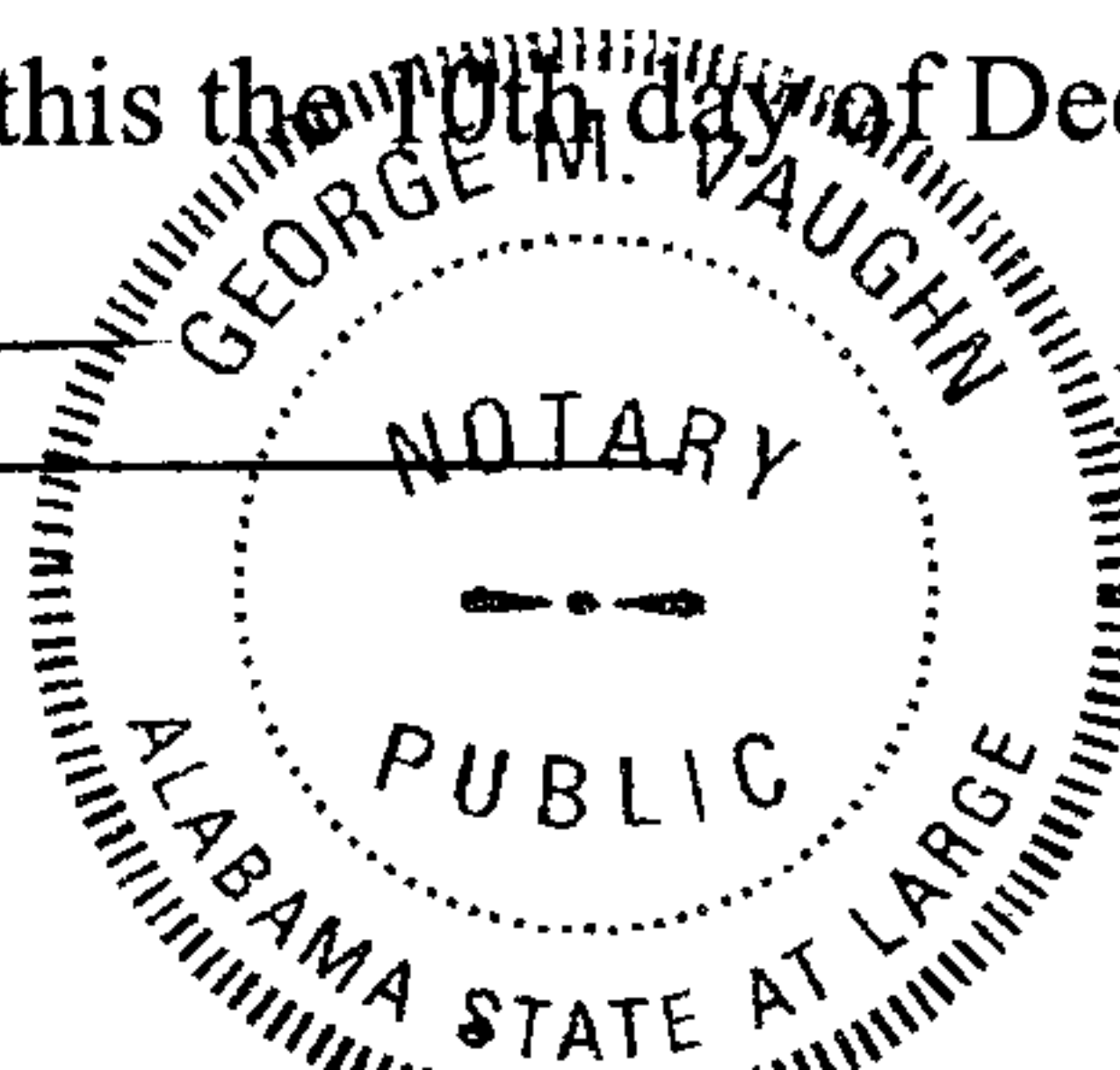
COUNTY OF SHELBY)

ACKNOWLEDGMENT

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

Given under my hand this the 10th day of December, 2007.


NOTARY PUBLIC



MY COMMISSION EXPIRES: 9-29-10