166639

20080312000101470 1/2 $16.00
Shelby Cnty Judge of Probate,AL
03/12/2008 10:27:01AM FILED/CERT

Shelby County, AL 03/12/2008
State of Alabama

Deed Tax:$2.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

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

SEND TAX NOTICE TO:

DRENDA R. ROBINSON
2231 VILLAGE LANE
CALERA, AL 35040

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 THIRTEEN THOUSAND SIX HUNDRED DOLLARS 00/100 ($113,600.00)** to the undersigned grantor, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, **WATERFORD, L.L.C., Limited Liability Company** does by these presents, grant, bargain, sell and convey unto **DRENDA R. ROBINSON and JEANNE M. CORNELIUS**, (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 207, 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 BEGINNING OCTOBER 1, 2007 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2008.
2. ORDINANCE WITH CITY OF CALERA, AS RECORDED IN INST. 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. 1995, PAGE 1640.
6. ARTICLES OF WATERFORD HOME OWNERS ASSOCIATION, AS RECORDED IN INST. 2001, PAGE 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 2000 PAGE 40215 AND AMENDED IN INST 2001-12819.
9. EASEMENT AND RIGHT OF WAY WITH ALABAMA POWER COMPANY AS RECORDED IN INST 2004-35497.
10. GRANT TO THE STATE OF ALABAMA FOR RAILROAD AS RECORDED IN REAL 278, PAGE 5.
11. RELEASE OF DAMAGES AS RECORDED IN 1995-1640 AND REAL 345, PAGE 744.
12. EASEMENT OF UNDERTERMINED WIDTH ON THE FRONT OF SUBJECT PROPERTY AS SHOWN ON RECORDED MAP.
13. 8 FOOT EASEMENT ON THE SOUTH SIDE AS SHOWN BY RECORDED MAP.
14. 7.5 FOOT EASEMENT ON THE NORTH SIDE AS SHOWN BY RECORDED MAP.

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15. 7.5 FOOT ALLEY EASEMENT ON THE NORTHERLY SIDE AS SHOWN BY REOCRDED MAP.
16. A 5 FOOT EASEMENT ON THE NORTHEASTERLY AND WESTERLY SIDE OF SUBJECT PROPERTY AS SHOWN BY RECORDED MAP.
17. RIGHT OF WAY TO ALABAMA POWER COMPANY, AS SET FORTH IN INST. NO. 2005-56363 AND 2005-56420.
18. RESTRICTIVE COVENANTS, AS SETFORTH IN INST. NO. 2005-59712.
19. RIGHT OF WAY TO GULF STATES PAPER CORP AS RECORDED IN INST. NO. 2006-14603.

$111,844.00 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, **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 29th day of February, 2008.

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 29th day of February, 2008.

Notary Public

My commission expires: 9.29.2010

GEORGE M. VAUGHN
NOTARY
PUBLIC
ALABAMA STATE AT LARGE