16634

20080312000101490 1/2 $16.00
Shelby Cnty Judge of Probate, AL
03/12/2008 10:27:03AM 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
Five Riverchase Ridge
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

BRANDON L. MASTERS
165 WATERFORD LAKE DRIVE
CALERA, AL 35040

STATE OF ALABAMA
COUNTY OF Shelby

STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED ELEVEN THOUSAND ONE HUNDRED FIFTY DOLLARS 00/100 ($111,150.00)** to the undersigned grantor, **WATERFORD, L.L.C., Limited Liability Company**, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto **BRANDON L. MASTERS**, (herein referred to as GRANTEE, the following described real estate, situated in **Shelby** County, Alabama, to-wit:

LOT 851, ACCORDING TO THE SURVEY OF WATERFORD TOWNHOMES, SECTION 2, AS RECORDED IN MAP BOOK 38, PAGE 42, 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 YET DUE AND PAYABLE UNTIL OCTOBER 1, 2008.
2. RIGHT OF WAY TO SHELBY COUNTY, AS RECORDED IN DEED BOOK 240, PAGE 36.
3. ORDINACE WITH THE CITY OF CALERA, AS RECORDED IN INSTRUMENT 2000-0006.
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 1995-1640 AND REAL 345, PAGE 744.
5. TERMS AND CONDITIONS, AS RECORDED IN INSTRUMENT 1995-1640.
6. ARTICLES OF WATERFORD HOMEOWNERS ASSOCIATION, AS RECORDDED IN INSTRUMENT 1999-49065.
7. GRANT OF THE STATE OF ALABAMA FOR RAILROAD, AS RECORDED IN REAL 278, PAGE 5.
8. RELEASE OF DAMAGES, AS SET FORTH IN INSTRUMENT 1995-1640 AND REAL 345, PAGE 744.
9. RESTRICTIONS, EASEMENTS AND RIGHT OF WAYS TO BE FILED FOR RECORD, AS SETFORTH IN MAP BOOK 38, IN THE PROBATE OFFICE OF 42.
10. RIGHT OF WAY TO ALABAMA POWER COMPANY, AS SET FORTH IN 20060630000314990 AND INSTRUMENT 20051031000-564200.
11. RIGHT OF WAY TO BELLSOUTH TELECOMMUNICATIONS, AS SET FORTH IN 20060324000138380.
12. 8-FOOT EASEMENT ON THE WEST SIDE, AS SHOWN BY RECORDED MAP.

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$109,432.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, her/his heirs and assigns, forever.

IN WITNESS WHEREOF, the said **KEITH JOHNSON** as **CLOSING AGENT** of **WATERFORD, L.L.C.** , has hereunto subscribed his/her name on this the 29th day of February, 2008.

WATERFORD, L.L.C.

KEITH JOHNSON
CLOSING AGENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

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., 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