

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: *James Adams*
339 Hwy 301
Coleman Ala 35040

Limited Liability Company Form Warranty Deed

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY



20080320000114430 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
03/20/2008 03:27:11PM FILED/CERT

That in consideration of One Hundred Thousand dollars and Zero cents (\$100,000.00) to the undersigned grantor, Waterford, LLC a limited liability company (herein referred to as GRANTOR) 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 James W Adams (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 289C, 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 taxes for 2008 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$100,000.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

Constitutes no part of the homestead of the grantor.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, 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, 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 GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Closing Agent, who is authorized to execute this conveyance, hereto set its signature and seal, this the 20th day of February 2008.

Waterford, LLC

By:

Keith Johnson
Keith Johnson, its Closing Agent

STATE OF ALABAMA

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COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Keith Johnson, whose name as Closing Agent of Waterford, LLC, a 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 20th day of February 2008.

Michael T. Atchison
Notary Public

My Commission Expires: 10/16/08

