

6675

20080408000141120 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
04/08/2008 09:14:20AM FILED/CERT

Shelby County, AL 04/08/2008
State of Alabama

Deed Tax: \$5.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

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

PATTI WILLIAMS
164 WATERFORD LAKE DRIVE
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 **NINETY SIX THOUSAND FIFTY DOLLARS 00/100 (\$96,050.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **WATERFORD, L.L.C., Limited Liability Company** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **PATTI WILLIAMS**, (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 929, ACCORDING TO THE SURVEY OF WATERFORD TOWNHOMES, SECTOR 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 CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2008.
2. 8 FOOT EASEMNT ON THE EAST AND A 7.5 EASEMENT ON THE WEST SIDE, AS SHOWN BY RECORDE MAP.
3. RIGHT OF WAY TO SHELBY COUNTY, AS RECORDED IN DEED BOOK 240, PAGE 36.
4. ORDINACE WITH THE CITY OF CALERA, AS RECORDED IN INSTRUMENT 2000-0006.
5. TITLE TO ALL MINERAS 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.
6. TERMS AND CONDITIONS, AS RECORDED IN INSTRUMENT 1995-1640.
7. ARTICLES OF WATERFORD HOMEOWNERS ASSOCIATION, AS RECORDED IN INSTRUMENT 1999-49065.
8. GRANT OF THE STATE OF ALABAMA FOR RAILROAD, AS RECORDED IN REAL 278, PAGE 5.
9. RELEASE OF DAMAGES, AS SET FORTH IN INSTRUMENT 1995-1640 AND REAL 345, PAGE 744.
10. RESTRICTIONS, EASEMENTS AND RIGHT OF WAYS TO BE FILED FOR RECORD, AS SETFORTH IN MAP BOOK 38, IN THE PROBATE OFFICE OF 42.
11. RIGHT OF WAY TO ALABAMA POWER COMPANY, AS SET FORTH IN

- 200606300000314990 AND INSTRUMENT 200051031000-564200.
12. RIGHT OF WAY TO BELL SOUTH TELECOMMUNICATIONS, AS SET FORTH IN 20060324000138380.
 13. 8-FOOT EASEMENT ON THE EAST, AS SHOWN BY RECORDED MAP.
 14. A 7.5 FOOT EASEMENT ON THE WEST SIDE, AS SHOWN BY RECORDED MAP.
 15. DECLARATION OF PROTECTIVE COVENANTS RESTRICTIONS TO BE FILED OF RECORD.

\$91,247.00 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, **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 27th day of March, 2008.

WATERFORD, L.L.C.


KEITH JOHNSON
CLOSING AGENT

STATE OF ALABAMA
COUNTY OF SHELBY

ACKNOWLEDGEMENT

I, 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 27th day of March, 2008.


Notary Public

My commission expires: 12/20/08

