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20080507000188460 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
05/07/2008 03:09:13PM FILED/CERT

(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

JANICE B. LAWSON
157 WATERFORD LAKE DRIVE
CALERA, AL 35040

STATE OF ALABAMA
COUNTY OF Shelby

WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED THIRTEEN THOUSAND THREE HUNDRED DOLLARS 00/100 (\$113,300.00)** 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 **JANICE B. LAWSON**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 849, 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 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. ORDINANCE 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 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 RECORDED 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 SET FORTH IN MAP BOOK 38, IN THE PROBATE OFFICE OF 42.
10. RIGHT OF WAY TO ALABAMA POWER COMPANY, AS SE FORTH IN 200606300000314990 AND INSTRUMENT 20051031000-564200.
11. RIGHT OF WAY TO BELLSOUTH TELECOMMUNICATIONS, AS SE FORTH IN 20060324000138380.
12. 8-FOOT EASEMENT ON THE WESTERLY SIDE, AS SHOWN BY RECORDED MAP.
13. A 7.5 FOOT EASEMENT ON THE WEST SIDE, AS SHOWN BY RECORDED MAP.


\$113,300.00 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 30th day of April, 2008.

WATERFORD, L.L.C.


KEITH JOHNSON
CLOSING AGENT

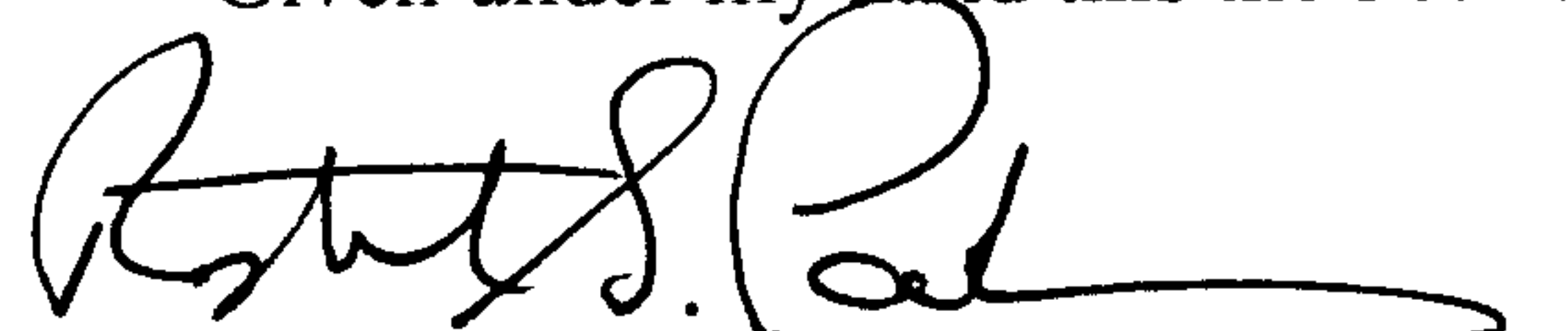
STATE OF ALABAMA)

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 30th day of April, 2008.


Notary Public

My commission expires: 7/1/2010

