

2006-16800

20080617000247350 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
06/17/2008 02:55:19PM FILED/CERT

Shelby County, AL 06/17/2008
State of Alabama

Deed Tax: \$2.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

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

MICHAEL R. SKATES

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 SIXTEEN THOUSAND FOUR HUNDRED EIGHTEEN DOLLARS 00/100 (\$116,418.00)** 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 **MICHAEL R. SKATES and KAREN A. SKATES**, (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 183, ACCORDING TO THE SURVEY OF WATERFORD VILLAGE SECTOR 5, PHASE 4 AS RECORDED IN MAP BOOK 40, PAGE 8, AS RECORDED 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 DUE AND PAYABLE UNTIL OCTOBER 1, 2008.
2. RIGHTS OF WAY GRANTED TO SHELBY COUNTY, AS RECORDED IN DEED BOOK 240, PAGE 36.
3. GRANT TO STATE OF ALABAMA FOR RAILROAD, AS SET OUT IN REAL 278, PAGE 5.
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. RELEASE OF DAMAGES, AS SET FORTH IN INSTRUMENT REAL 345, PAGE 744.
6. RIGHTS OF WAY GRANTED TO F. CRAIG MITCHELL, AS RECORDED IN DEED BOOK 259, PAGE 725.
7. RIGHTS OF WAY GRANTED TO MILFORD LEE BY DEED BOOK 317, PAGE 30.
8. ORDINANCE WITH THE CITY OF CALERA, AS RECORDED IN INSTRUMENT 2000-0006.
9. RIGHT OF WAY EASEMENT TO GULF STATES PAPER CORP., AS RECORDED IN INSTRUMENT 2006-14603.
10. BUILDING AND EASEMENTS, AS SHOWN OF RECORD.
11. RIGH OF WAY AND RESTRICTIVE COVENANTS TO BE FILED OF RECORD.


\$114,618.00 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 13th day of June, 2008.

WATERFORD, L.L.C.

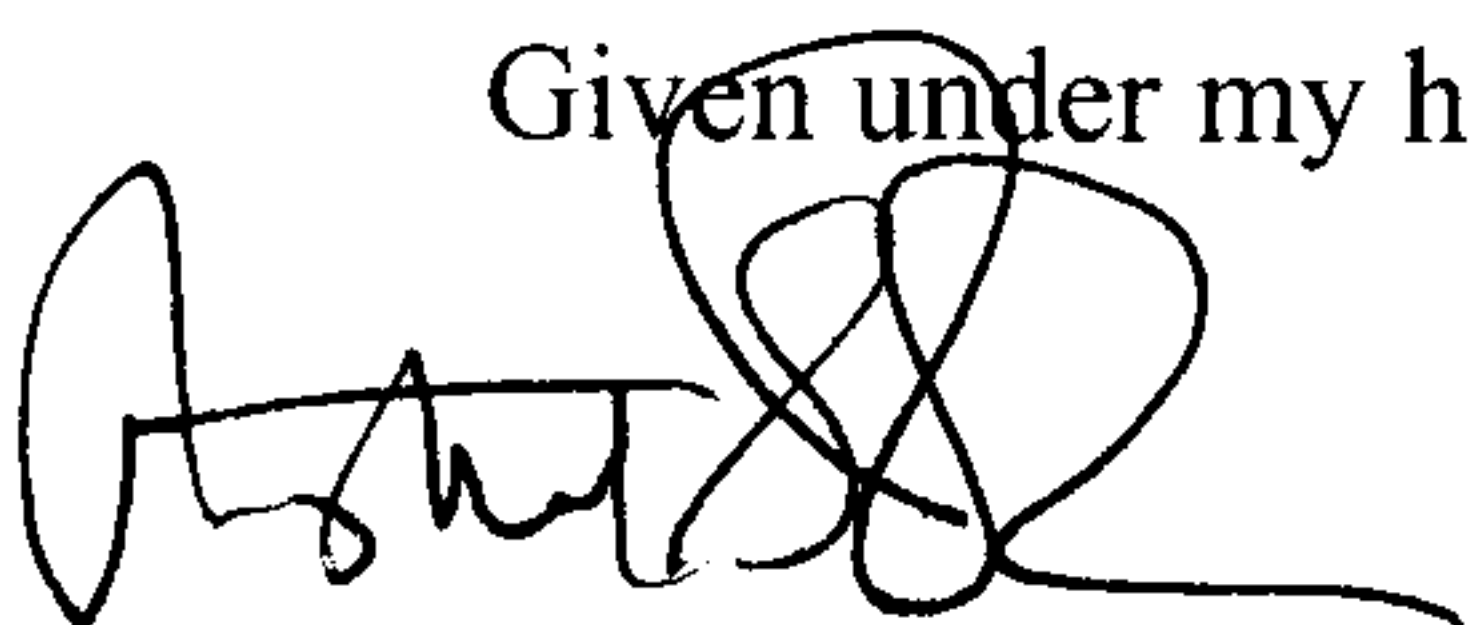

KEITH JOHNSON
CLOSING AGENT

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 13th day of June, 2008.



Notary Public

My commission expires: 7/16/10

