

6408-16825

20080703000270710 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
07/03/2008 09:00:49AM FILED/CERT

Shelby County, AL 07/03/2008  
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

STANNESHIA K. KING  
298 VILLAGE DRIVE  
CALERA, AL 35040

STATE OF ALABAMA  
COUNTY OF Shelby

### WARRANTY DEED

**Know All Men by These Presents:** That in consideration of **ONE HUNDRED TWENTY FOUR THOUSAND TWO HUNDRED FIFTY DOLLARS 00/100 (\$124,250.00)** 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 **STANNESHIA K. KING**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 184, ACCORDING TO THE SURVEY OF WATERFORD, VILLAGE, SECTOR 5, PHASE 4, AS RECORDED IN MAP BOOK 40, PAGE 8, 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 DUE AND PAYABLE UNTIL OCTOBER 1, 2008.
2. A 8 FOOT EASMENT ON THE NORTHEASTERLY SIDE, AS SHOWN BY RECORDED MAP.
3. A 15 FOOT EASMENT ON THE SOUTH SIDE, AS SHOWN BY RECORDED MAP.
4. RIGHTS OF WAY GRANTED TO SHELBY COUNTY, AS RECORDED IN DEED BOOK 240, PAGE 36.
5. GRANT TO STATE OF ALABAMA FOR RAILROAD, AS SET OUT IN REAL 278, PAGE 5.
6. 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.
7. RELEASE OF DAMAGES, AS SET FORTH IN INSTRUMENT REAL 345, PAGE 744.
8. RIGHTS OF GRANTED TO F. CRAIG MITCHELL, AS RECORDED IN DEED BOOK 259, PAGE 725.
9. RIGHTS OF WAY GRANTED TO MILFORD LEE BY DEED BOOK 317, PAGE 30.
10. ORDINANCE WITH THE CITY OF CALERA, AS RECORDED IN INSTRUMENT 2000-0006.
11. RIGHT OF WAY EASEMENT TO GULF STATES PAPER CORP., AS RECORDED IN INSTRUMENT 2006-14603.
12. BUILDING AND EASMENTS, AS SHOWN OF RECORD.
13. RIGHT OF WAY AND RESTRICTIVE COVENANTS TO BE FILED OF RECORD.


\$122,329.00 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 June, 2008.

**WATERFORD, L.L.C.**

  
\_\_\_\_\_  
**KEITH JOHNSON**  
**CLOSING AGENT**

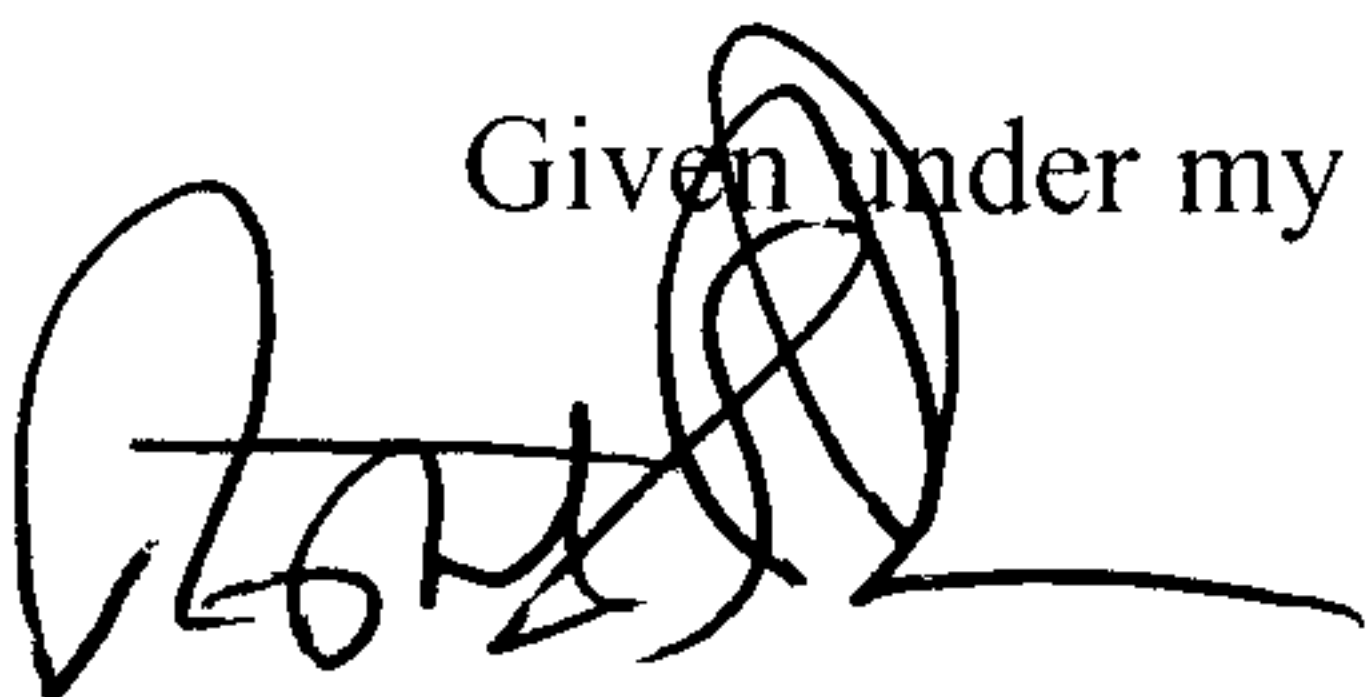
**STATE OF ALABAMA)**

**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 30th day of June, 2008.

  
\_\_\_\_\_  
Notary Public

My commission expires: 7/16/10

