

209-17218

20090422000148540 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
04/22/2009 03:13:43PM 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

MORRISA P. FANCHER
2230 VILLAGE LANE
CALERA, AL 35040

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED TWELVE THOUSAND DOLLARS 00/100 (\$112,000.00)** 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 **MORRISA P. FANCHER**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 296, 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:

1. **TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2008 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2009.**
2. **ORDINANCE WITH CITY OF CALERA AS RECORDED IN INST. NO. 2000-0006.**
3. **RIGHT OF WAY GRANTED TO SHELBY COUNTY AS RECORDED IN DEED BOOK 240, PAGE 36.**
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 INST. NO. 1995, PAGE 1640 AND REAL 345, PAGE 744.**
5. **TERMS AND CONDITIONS, AS RECORDED IN INST. NO. 1995, PAGE 1640.**
6. **ARTICLES OF WATERFORD HOMEOWNER'S ASSOCIATION, AS RECORDED IN INST. NO. 2001, PAGE 12817.**
7. **ARTICLES OF ORGANIZATION OF WATERFORD, LLC AS RECORDED IN INST. NO. 1999-49065.**
8. **DECLARATION OF RESTRICTIONS, COVENANTS, AND EASEMENTS AS RECORDED IN INST. NO. 2000, PAGE 40215 AND AMENDED IN INST. NO. 2001-12819.**
9. **EASEMENTS AND RIGHT OF WAY WITH ALABAMA POWER COMPANY, AS RECORDED IN INST. NO. 2004-35497.**
10. **GRANT TO THE STATE OF ALABAMA FOR RAILROAD, AS RECORDED IN REAL 278, PAGE 5.**
11. **RELEASE OF DAMAGES, AS RECORDED IN 1995-1640 AND REAL 345, PAGE 744.**
12. **8-FOOT EASEMENT ON THE NORTH AS SHOWN ON RECORDED MAP.**
13. **7.5 FOOT EASEMENT ON THE SOUTH SIDE AS SHOWN ON RECORDED MAP.**

14. A 5 FOOT EASEMENT ON THE EAST SIDE OF SUBJECT PROPERTY AS SHOWN ON RECORDED MAP.
15. RIGHT OF WAY TO ALABAMA POWER COMPANY, AS SET FORTH IN INST. NO. 2005-56363 AND 2005-56420.
16. RESTRICTIVE COVENANTS AS SETFORTH IN INST. NO. 2005-59712.
17. RIGHT OF WAY TO GULF STATES PAPER CORPORATION AS RECORDED IN INST. NO. 2006-14603.

\$114,240.00 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 **JOHN REAMER** its **MANAGING MEMBER**, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 15th day of April, 2009.

WATERFORD, L.L.C.


JOHN REAMER
MANAGING MEMBER

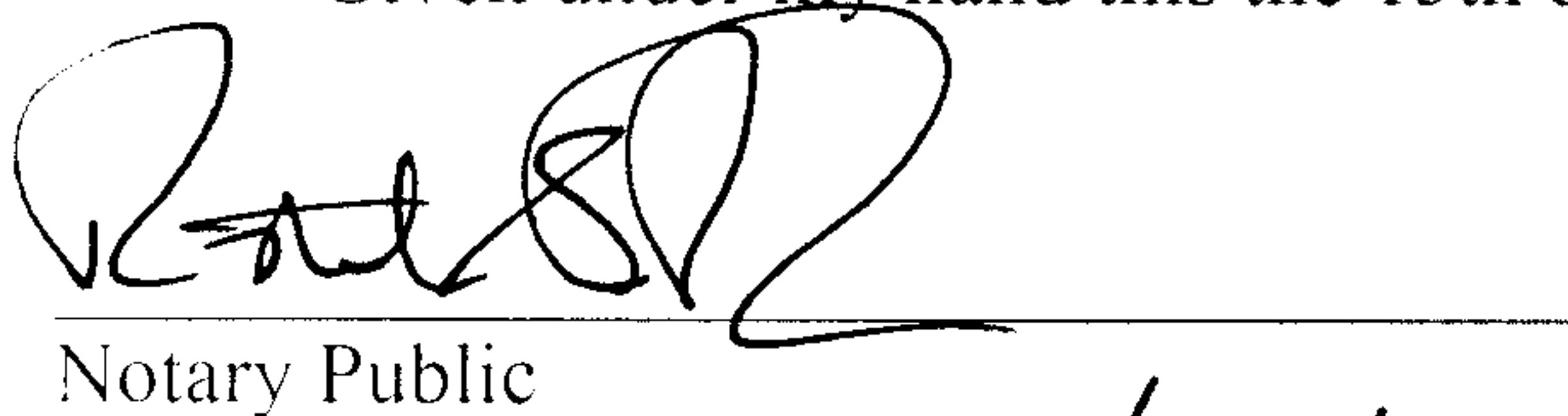
STATE OF ALABAMA)

COUNTY OF SHELBY)

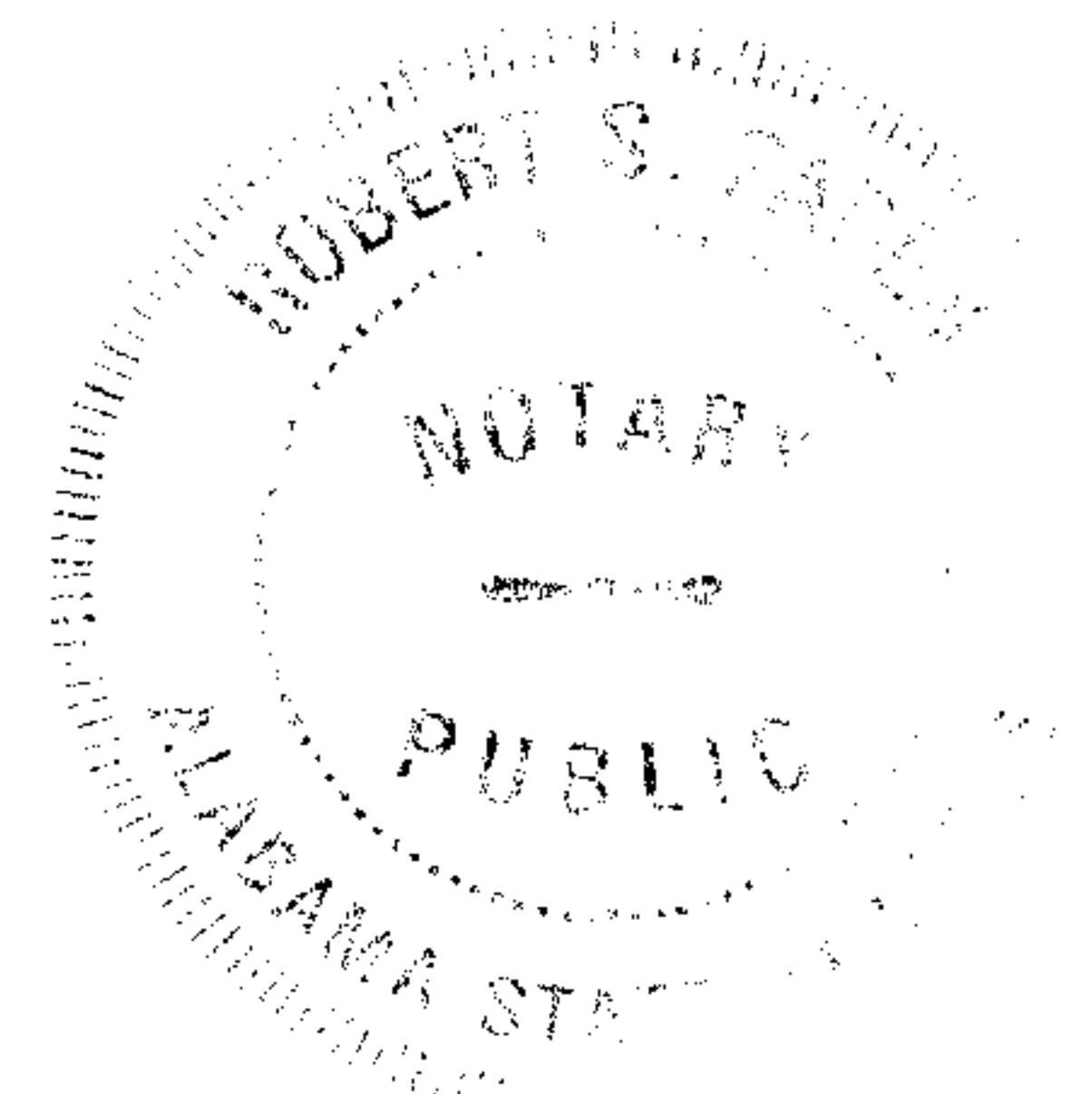
ACKNOWLEDGMENT


I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **JOHN REAMER**, whose name as **MANAGING MEMBER** 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 15th day of April, 2009.


Notary Public

My commission expires: 7/16/10




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