
(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

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

SEND TAX NOTICE TO:

DEREK L. DANIELS
302 VILLAGE DRIVE
CALERA, AL 35040

**STATE OF ALABAMA
COUNTY OF SHELBY**

STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED NINETEEN THOUSAND FIFTY DOLLARS 00/100 (\$119,050.00)** to the undersigned grantor, **WATERFORD, L.L.C., Limited Liability Company**, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto **DEREK L. DANIELS**, (herein referred to as GRANTEE, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 185, 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; being situated in Shelby County, Alabama.

SUBJECT TO:

1. **TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2008 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2009.**
2. **ORDINANCE WITH CITY OF CALERA, AS RECORDED IN INST. NO. 2000-0006.**
3. **RIGHT OF WAY 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. **GRANT TO THE STATE OF ALABAMA FOR RAILROAD, AS RECORDED IN REAL 278, PAGE 5.**
6. **RELEASE OF DAMAGES, AS RECORDED IN 1995-1640 AND REAL 345, PAGE 744.**
7. **8 FOOT ALLEY EASEMENT ON THE NORTH FACING VILLAGE DRIVE, AS SHOWN ON RECORDED MAP.**
8. **7.5 FOOT EASEMENT ON THE SOUTH SIDE, AS SHOWN ON RECORDED MAP.**
9. **RIGHTS OF WAY GRANTED TO F. CRAIG MITCHELL, AS RECORDED IN DEED BOOK 259, PAGE 725.**
10. **RIGHTS OF WAY GRANTED TO MILFORD LEE BY DEED BOOK 317, PAGE 30.**
11. **RIGHT OF WAY EASEMENT TO GULF STATES PAPER CORP., AS RECORDED IN INST. NO. 2006-14603.**
12. **RESTRICTIONS, CONDITIONS, EXCEPTIONS, AS SETFORTH IN MAP BOOK 40, PAGE 8.**

\$116,893.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, her/his heirs and assigns, forever.

IN WITNESS WHEREOF, the said **JOHN REAMER** as **MEMBER** of **WATERFORD, L.L.C.**, has hereunto subscribed his/her name on this the 29th day of April, 2009.

WATERFORD, L.L.C.

JOHN REAMER
MEMBER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **JOHN REAMER**, whose name as **MEMBER** of **WATERFORD, L.L.C., 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 29th day of April, 2009.


Notary Public

My commission expires:

12/20/12

