

2009-17350

(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

CLIFFORD HURLEY
310 VILLAGE DRIVE
CALERA, AL 35040

STATE OF ALABAMA
COUNTY OF SHELBY


20090807000303410 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
08/07/2009 09:35:54 AM FILED/CERT

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
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, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, **WATERFORD, L.L.C.**, does by these presents, grant, bargain, sell and convey unto **CLIFFORD HURLEY and BRITTANY HURLEY**, (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 187, 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 REAL 345, PAGE 744.**
7. **8 FOOT EASEMENT ON THE NORTH EASTERLY, AS SHOWN ON RECORDED MAP.**
8. **7.5 FOOT EASEMENT ON THE SOUTH, 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 INSTRUMENT NUMBER 2006-14603.**
12. **RESTRICTIONS, CONDITIONS, EXCEPTIONS, AS SETFORTH IN MAP BOOK 40, PAGE 8.**

\$126,785.00 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 **R. SHAN PADEN** its **CLOSING AGENT**, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 24th day of July, 2009.

WATERFORD, L.L.C.



**R. SHAN PADEN
CLOSING AGENT**

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

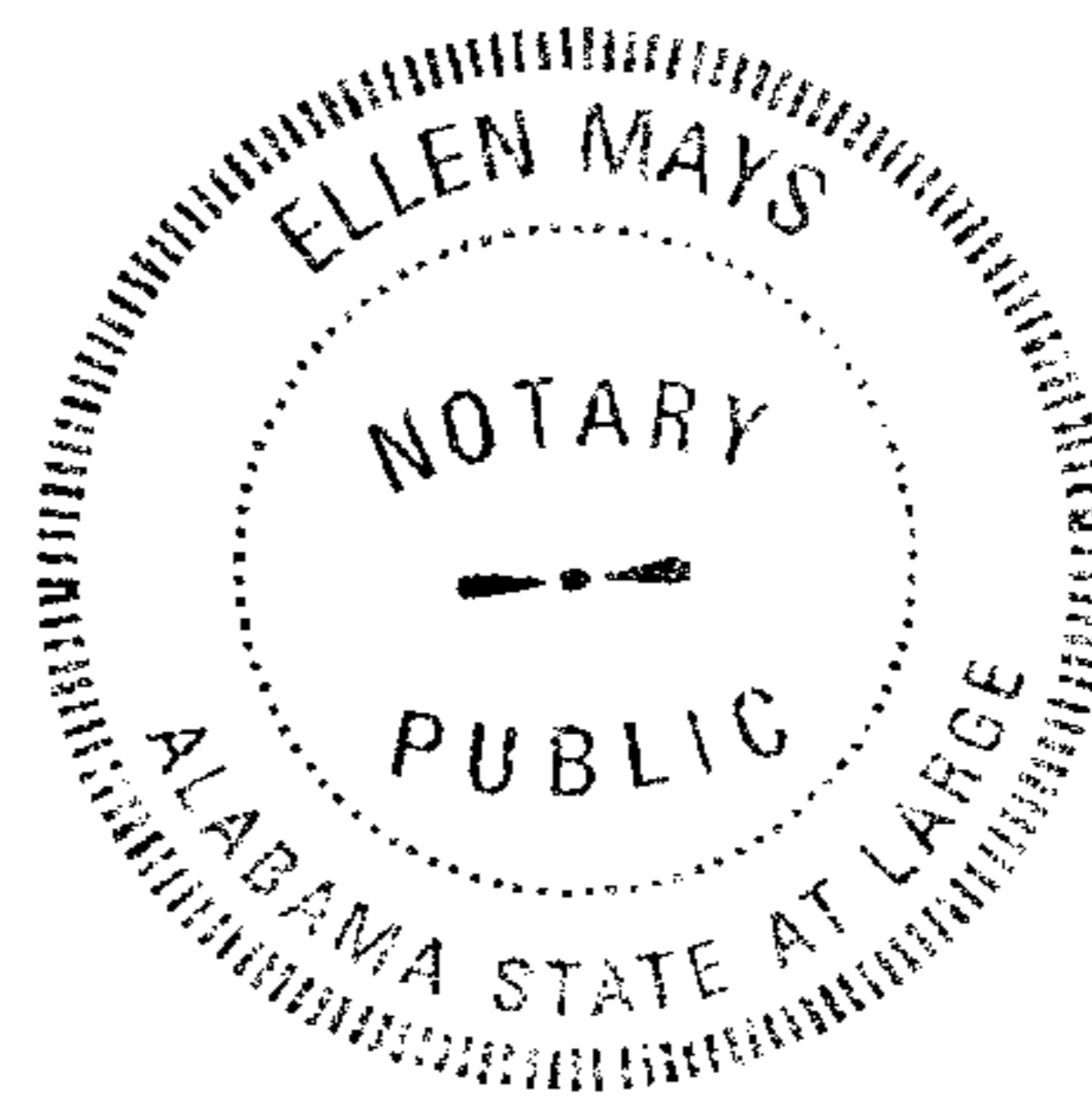
ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **R. SHAN PADEN**, whose name as **CLOSING AGENT** of **WATERFORD, L.L.C.**, 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 24th day of July, 2009.


Notary Public

My commission expires: 12/20/12



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