

009-17445

20091103000409730 1/2 \$16.50
Shelby Cnty Judge of Probate, AL
11/03/2009 08:18:18 AM FILED/CERT

Shelby County, AL 11/03/2009

State of Alabama

Deed Tax : \$2.50

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

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

MEGAN L. DAVIS
1152 VILLAGE TRAIL
CALERA, AL 35040

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED EIGHTEEN THOUSAND NINE HUNDRED DOLLARS 00/100 (\$118,900.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **AIMEE C. MCDANIEL and ROBERT MCDANIEL, WIFE and HUSBAND** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **MEGAN L. DAVIS**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 105, according to the Survey of Waterford Village – Sector 2, as recorded in Map Book 30, Page 112, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. **TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2009 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2010.**
2. **A 25 FOOT EASEMENT ON THE SOUTH SIDE OF PROPERTY.**
3. **A 7.5 FOOT EASEMENT FROM VILLAGE TRIAL.**
4. **RESTRICTIVE COVENANTS, AS SETFORTH IN 2001-12818, 2002-59258.**
5. **DECLARATION OF RESTRICTIONS, COVENANTS, AND EASEMENTS, AS RECORDED IN INST. NO. 2000, PAGE 40215 AND AMENDED IN INST. NO. 2001, PAGE 12819.**
6. **ARTICLES OF ORGANIZATION OF WATERFORD, LLC AS RECORDED IN INST. NO. 1999, PAGE 49065.**
7. **ORDINANCE WITH THE CITY OF CALERA, AS RECORDED IN INST. NO. 2000, PAGE 0006.**
8. **RIGHT OF WAY TO SHELBY COUNTY, AS RECORDED IN DEED BOOK 240, PAGE 36.**
9. **GRANT TO THE STATE OF ALABAMA FOR RAILROAD, AS RECORDED IN REAL 278, PAGE 5.**
10. **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.**
11. **TERMS AND CONDITIONS, AS RECORDED IN INST. NO. 1995, PAGE 1640.**
12. **RELEASE OF DAMAGES, AS SET FORTH IN INST. NO. 1995, PAGE 1640 AND REAL 345, PAGE 744.**
13. **ARTICLES OF WATERFORD HOME OWNERS ASSOCIATION, AS RECORDED IN INST. NO. 2001, PAGE 12817.**

\$116,745.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, his, her or their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators 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 GRANTORS, **AIMEE C. MCDANIEL** and **ROBERT MCDANIEL**, have hereunto set his, her or their signature(s) and seal(s), this the 21st day of October, 2009.

Aimee C Mcdaniel
AIMEE C. MCDANIEL

Robert Mcdaniel acting by
ROBERT MCDANIEL

and through his attorney in fact,
Aimee C. Mcdaniel

STATE OF ALABAMA
COUNTY OF SHELBY

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **AIMEE C. MCDANIEL**, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 21st day of October, 2009.

Notary Public

My commission expires: 7/16/12

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **AIMEE C. MCDANIEL** whose name(s) as attorney in fact for **ROBERT MCDANIEL**, is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, she, they, in their capacity as Attorney In Fact, executed the same voluntarily with full authority on the day the same bears date.

Given under my hand this the 21ST day of October, 2009.

Notary Public

My commission expires: 7/16/12