

(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

SETH M. MAY  
258 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 SEVEN THOUSAND NINE HUNDRED DOLLARS 00/100 (\$107,900.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **LEE CUICCHI and LESLEY CUICCHI, HUSBAND and WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **SETH M. MAY**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 174, according to the Survey of Waterford Village, Sector 4, as recorded in Map Book 33, Page 86, 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. **RIGHT OF WAY TO SHELBY COUNTY, AS RECORDED IN DEED BOOK 240, PAGE 36.**
3. **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.**
4. **TERMS AND CONDITIONS, AS RECORDED IN INST. NO. 1995- PAGE 1640.**
5. **ARTICLES OF WATERFORD HOMEOWNER'S ASSOCIATION, AS RECORDED IN INST. NO. 2001, PAGE 12817.**
6. **ARTICLES OF ORGANIZATION OF WATERFORD, LLC, AS RECORDED IN INST. NO. 1999-49065.**
7. **RESTRICTIVE COVENANTS, TO BE FILED OF RECORD.**
8. **DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS, AS RECORDED IN INST. NO. 2000, PAGE 40215 AND AMENDED IN INST. NO. 2001-12819.**
9. **EASEMENT AND RIGHT OF WAY WITH ALABAMA POWER COMPANY, AS RECORDED IN INST. NO. 2001-35497.**
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. **RESTRICTIONS, AS SETFORTH IN INST. NO. 2004-46705.**
13. **RIGHT OF WAY TO ALABAMA POWER COMPANY, AS SET FORTH IN INST. NO. 2004-35497.**

14. **7.5 FOOT ALLEY EASEMENT ON THE SOUTH SIDE, AS SHOWN ON RECORDED MAP.**
15. **8 FOOT EASEMENT ON THE NORTH SIDE AS SHOWN ON RECORDED MAP.**

\$110,058.00 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, **LEE CUICCHI and LESLEY CUICCHI**, have hereunto set his, her or their signature(s) and seal(s), this the 16th day of November, 2009.

  
\_\_\_\_\_  
**LEE CUICCHI**

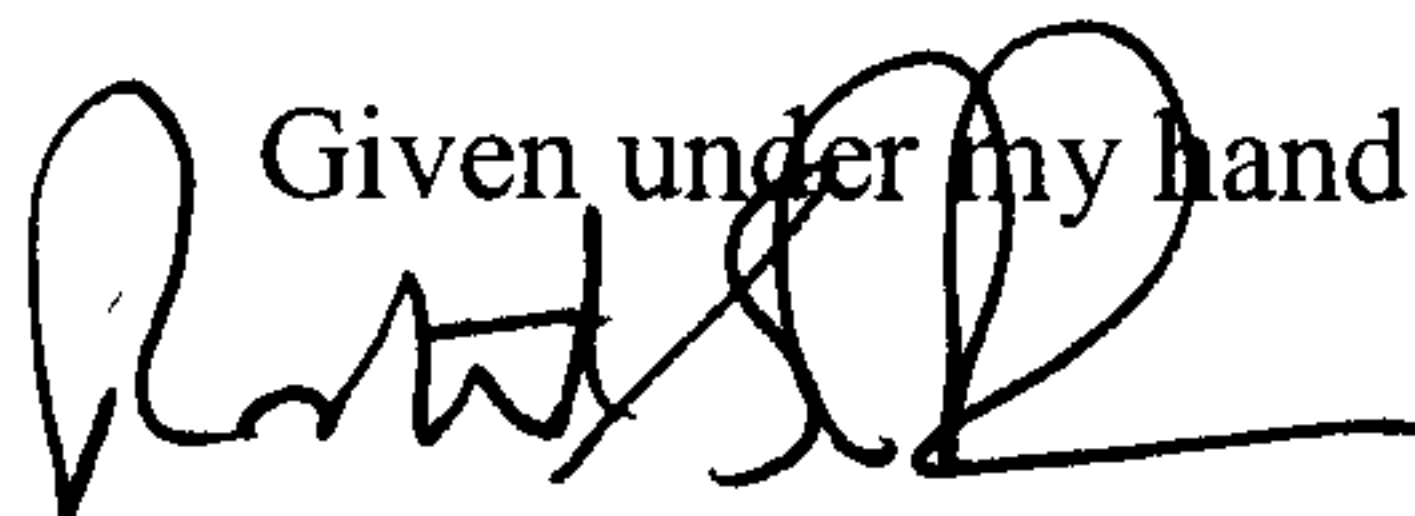
  
\_\_\_\_\_  
**LESLEY CUICCHI**  
By and through her Attorney-in-fact,  
Lee Cuicchi



**STATE OF ALABAMA  
COUNTY OF SHELBY**

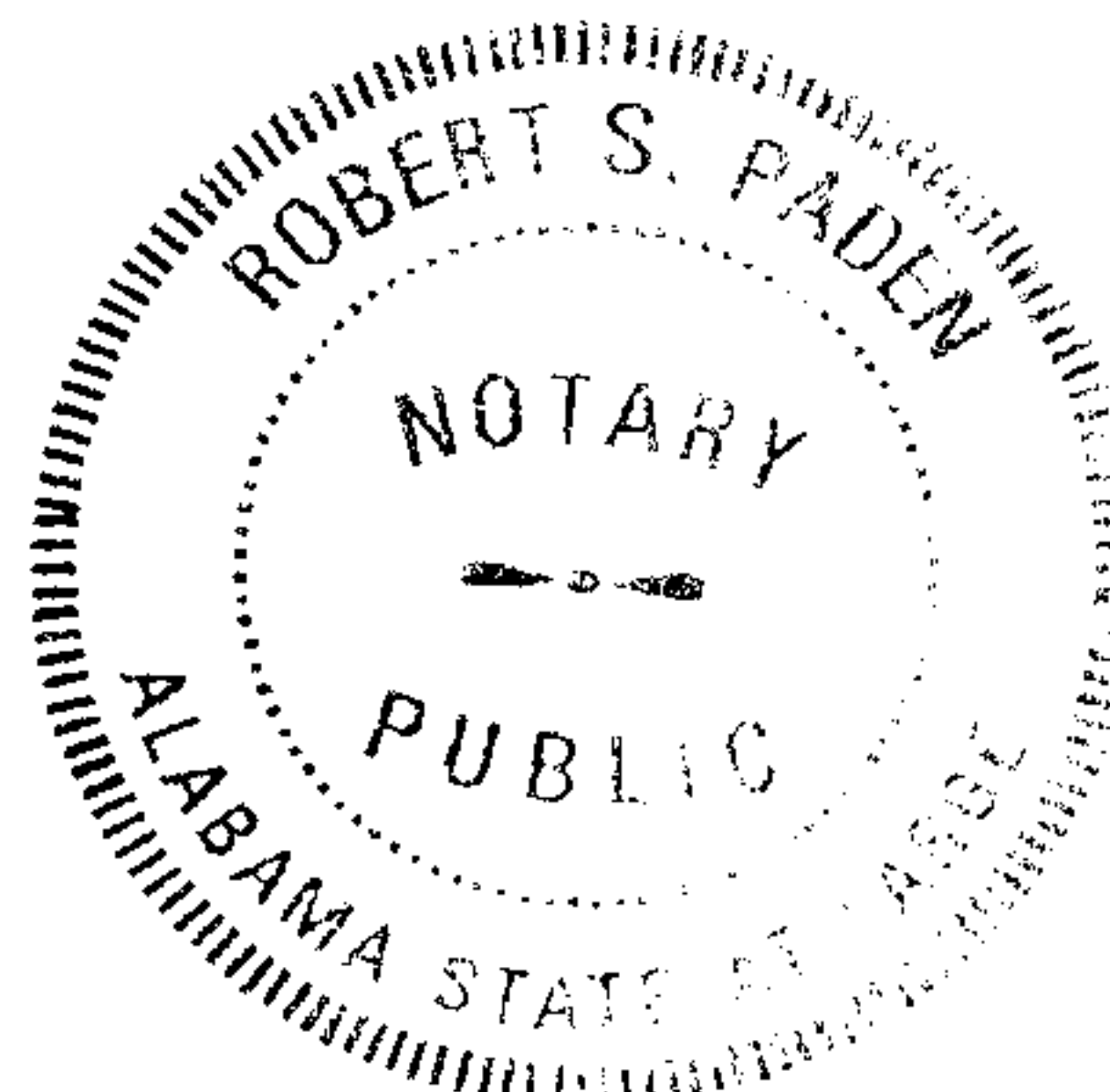
**ACKNOWLEDGEMENT**

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **LEE CUICCHI**, 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 16th day of November, 2009.

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

My commission expires: 7/16/10



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Shelby Cnty Judge of Probate, AL  
11/25/2009 08:20:32 AM FILED/CERT




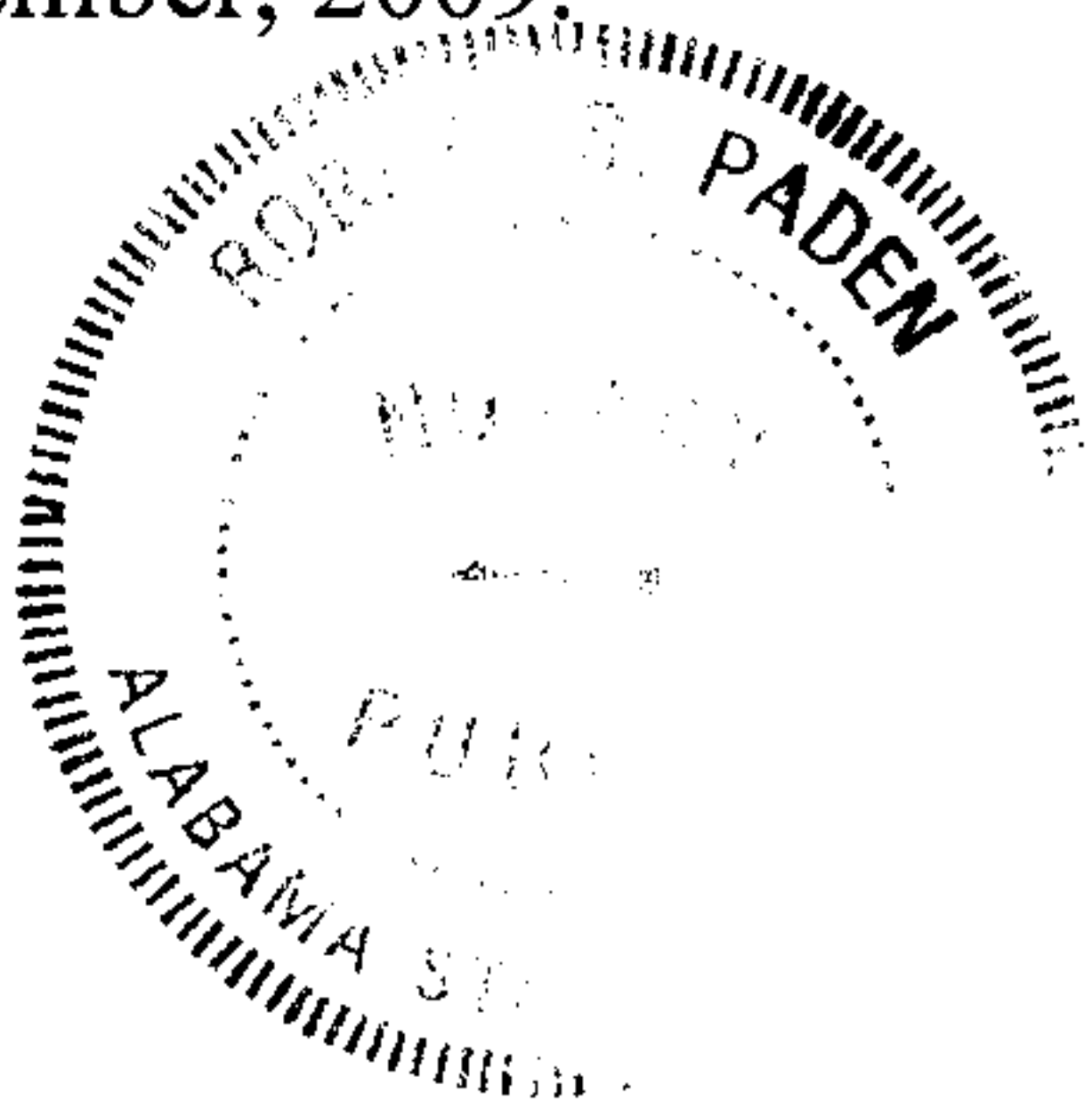
STATE OF ALABAMA     )  
COUNTY OF SHELBY    )


ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Lee Cuicchi whose name(s) as attorney in fact for Lesley Cuicchi, 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 16<sup>TH</sup> day of November, 2009.

  
\_\_\_\_\_  
Notary Public  
My commission expires: 7/16/10



  
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