

Q1 10604

SEND TAX NOTICE TO:  
Kimberly Kay Nickels  
1156 Village Trail  
Calera, Alabama 35040

This instrument was prepared by  
Shannon E. Price, Esq.  
P. O. Box 19144  
Birmingham, AL 35219



20091204000446820 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
12/04/2009 01:13:46 PM FILED/CERT

**WARRANTY DEED**

STATE OF Alabama

Jefferson COUNTY

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **One Hundred Thirteen Thousand dollars & no cents (\$113,000.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Robert R. Pattillo and wife, Teressa Howard Pattillo** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Kimberly Kay Nickels, a single woman** (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

**LOT 104, 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 2010 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, conditions of record, if any. (3) Mineral and mining rights, if any.

**\$115,305.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.**

Subject to:

1. Real estate taxes for the year 2010 and subsequent years, not yet due and payable.
2. Municipal improvements assessments, fire district dues and homeowners' association fees against subject property, if any.
3. Any ownership interest in any oil, gas, and minerals or any rights in connection herewith, and said oil, gas, and mineral interests, and all rights of entry, including the right to mine or extract such oil, gas and mineral interests.
4. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 30, Page 112.
5. 25' alley easement on the front side of property as shown on recorded Map Book 30, Page 112.
6. 8' easement rear side as shown on recorded Map Book 30, Page 112.
7. 8' easement front as shown on recorded Map Book 30, Page 112.
8. 7.5' easement rear as shown on recorded Map Book 30, Page 112.
9. Subject to Covenants, restrictions, terms and conditions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 1995-1640; Instrument 2000-40215 and amended in Instrument 2001-12819; Instrument 2001-12818; Instrument 2002-59258 in the Probate Office of Shelby County, Alabama.
10. Right of Way to Shelby County, as recorded in Deed Book 240, Page 36.
11. Release of damages as recorded in Instrument 1995-1640 and Real 345, Page 744.
12. Articles of Waterford, LLC as recorded in Instrument 1999-49065.

WARRANTY DEED

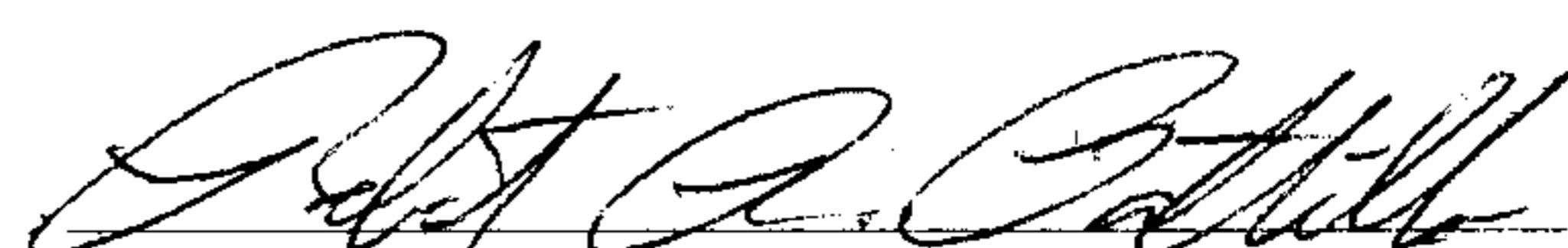
*JNP* *BB*

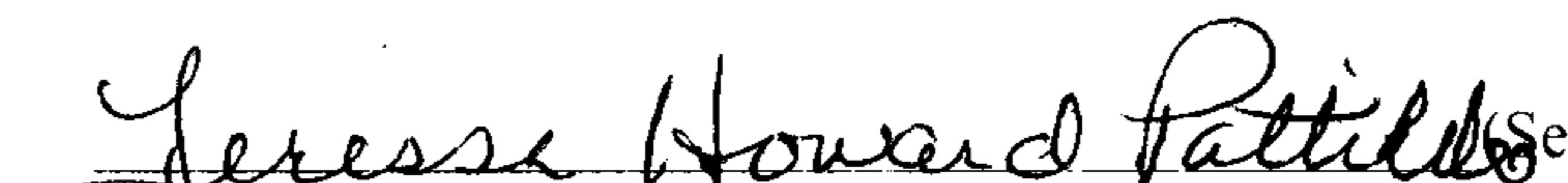
13. Articles of Waterford Home Owners Association as recorded in Instrument 2001-12817.
14. Ordinance with City of Calera recorded in Instrument 2000-0006.
15. Grant to the State of Alabama for railroad recorded in Real 278, Page 5.
16. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Instrument 1995-1640 and Real 345, Page 744.

TO HAVE AND TO HOLD to the said grantee, 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 **GRANTEEES**, 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 **GRANTEEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **November 20, 2009**.

  
Robert R. Pattillo (Seal)

  
Teressa Howard Pattillo (Seal)

STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Robert R. Pattillo and wife, Teressa Howard Pattillo**, 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/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of November, 2009

  
Notary Public.

(Seal)

My Commission Expires:

  
12/30/2011

  
20091204000446820 2/2 \$15.00  
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