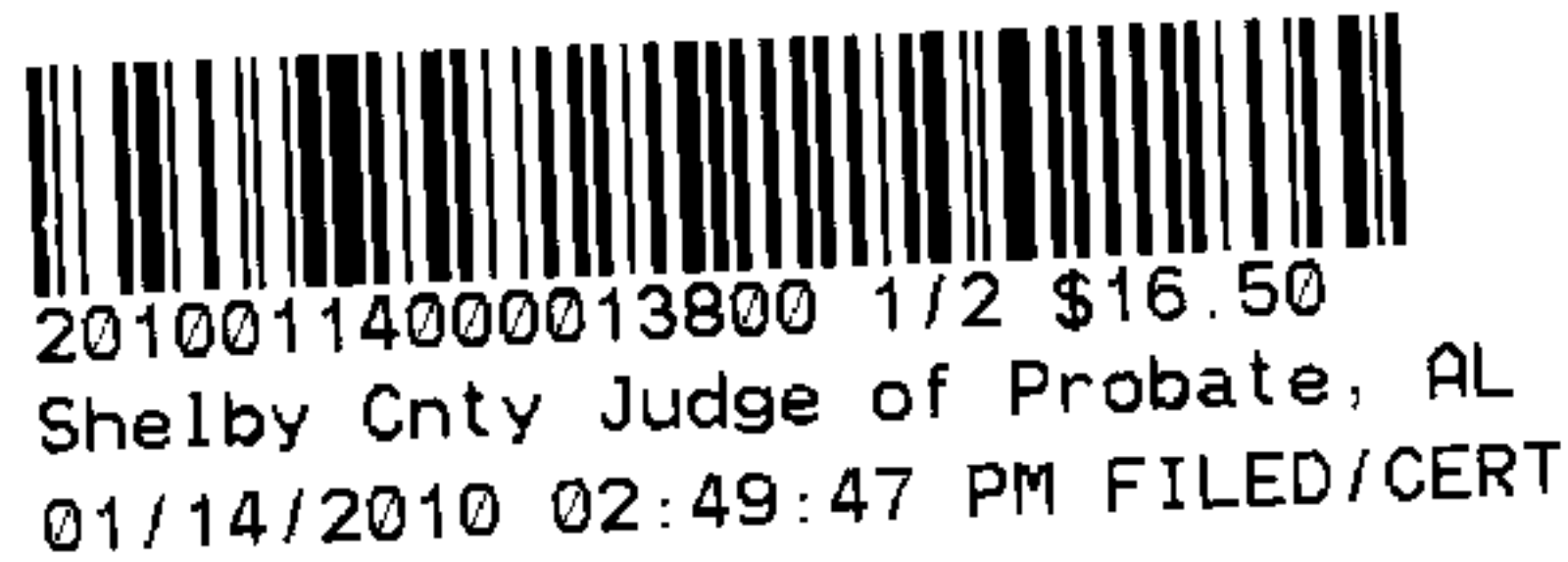


R09-17493



Shelby County, AL 01/14/2010

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

RONALD L. MCDUFF
1287 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 SIXTEEN THOUSAND FIVE HUNDRED DOLLARS 00/100 (\$116,500.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **KENNETH L. MERRELL, AN UNMARRIED MAN** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **RONALD L. MCDUFF**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 302, according to the Survey of Final Plat of Waterford Village Sector 5, Phase 2, as recorded in Map Book 36, Page 47, 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 ALABAMA POWER COMPANY AND SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, AS SET FORTH IN REAL VOLUME 2300, PAGE 867.**
3. **RIGHT OF WAY TO ALABAMA POWER COMPANY, AS SET FORTH IN VOLUME 2877, PAGE 403; VOLUME 4156, PAGE 394 AND VOLUME 4220, PAGE 9.**
4. **8 FOOT EASEMENT ON THE SOUTH, AS SHOWN ON RECORDED MAP.**
5. **7.5 FOOT ALLEY EASEMENT ON THE NORTH SIDE, AS SHOWN ON RECORDED MAP.**
6. **RIGHT OF WAY TO ALABAMA POWER COMPANY, AS SET FORTH IN INST. NO. 2005-56363 AND 2005-56420.**
7. **RESTRICTIVE COVENANTS, AS SETFORTH IN INST. NO. 2005-59712.**
8. **RIGHT OF WAY TO GULF STATES PAPER CORPORATION, AS RECORDED IN INST. NO. 2006/14603.**

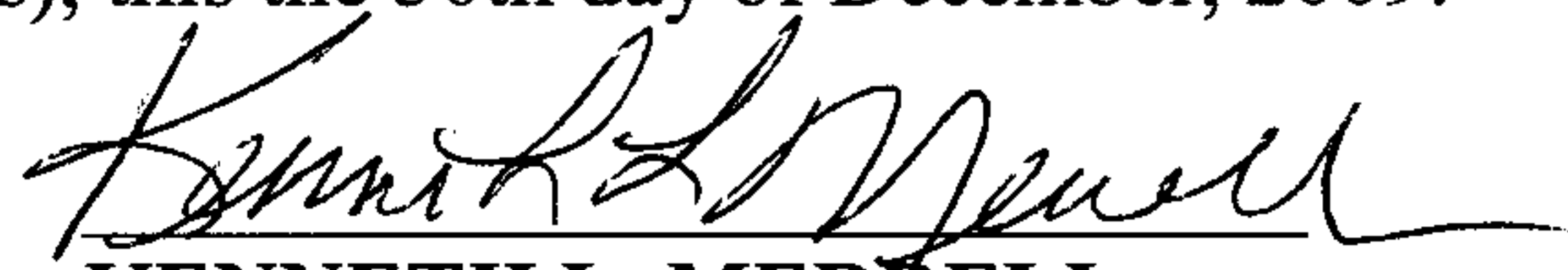
\$114,389.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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.

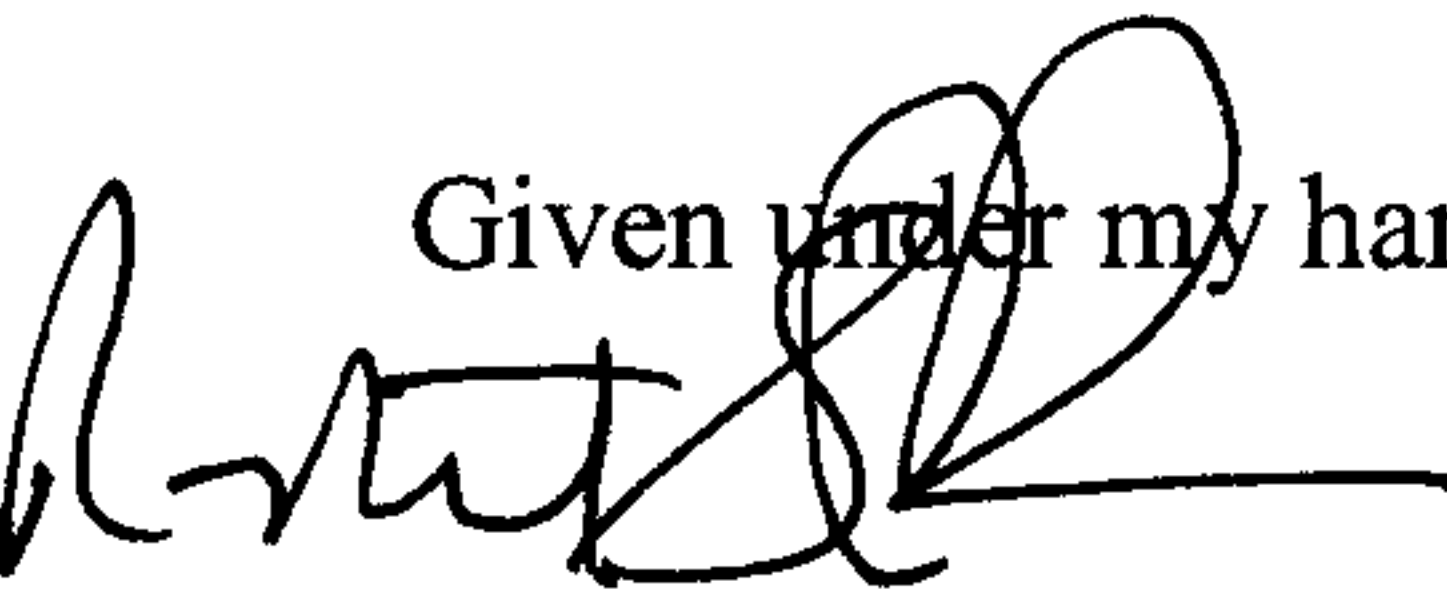
IN WITNESS WHEREOF, the said GRANTORS, **KENNETH L. MERRELL**, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of December, 2009.


KENNETH L. MERRELL

STATE OF ALABAMA
COUNTY OF SHELBY

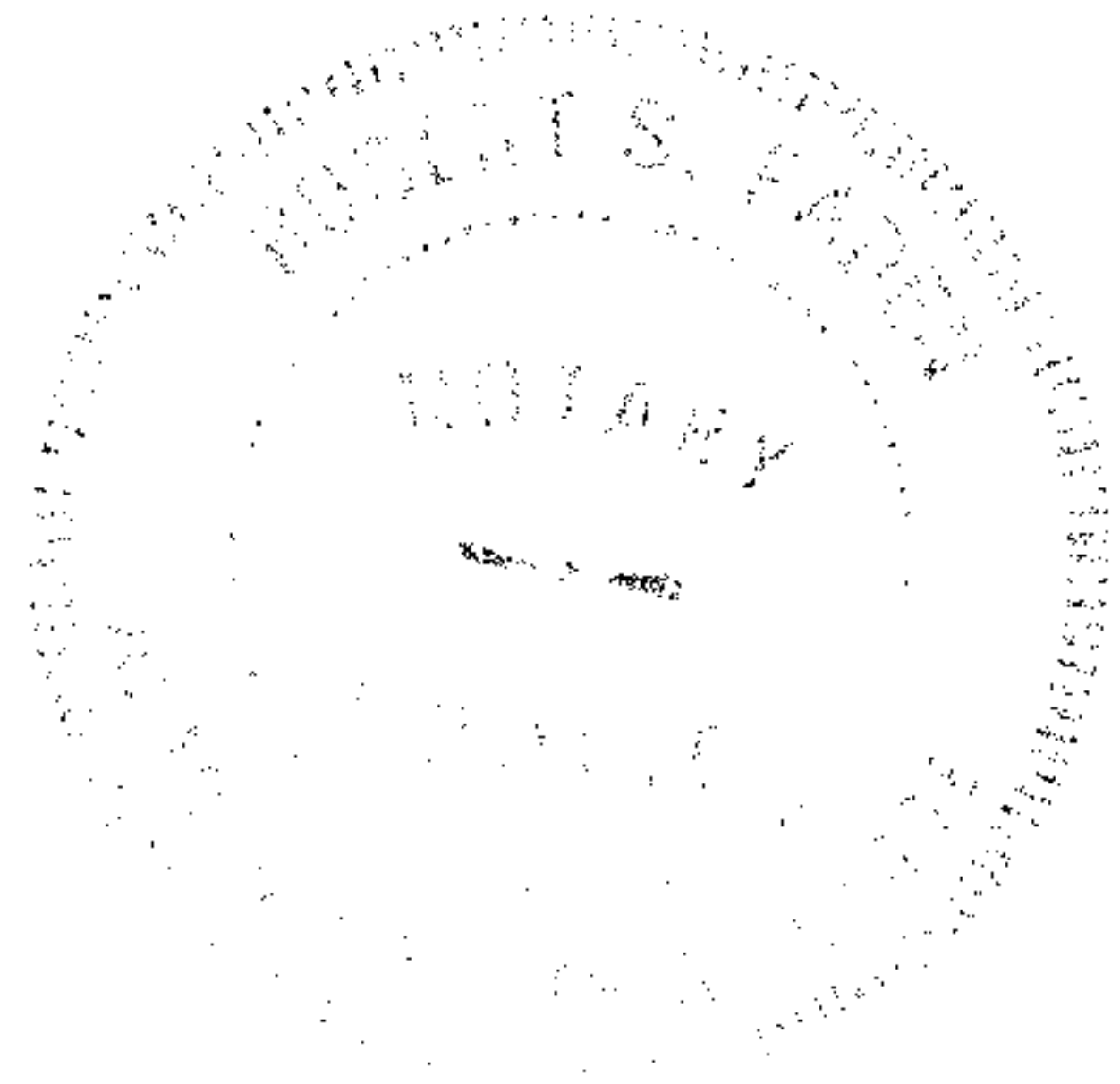
ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **KENNETH L. MERRELL**, 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 30th day of December, 2009.

Notary Public

My commission expires: 7/16/10




20100114000013800 2/2 \$16.50
Shelby Cnty Judge of Probate, AL
01/14/2010 02:49:47 PM FILED/CERT