

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

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

SEND TAX NOTICE TO:

WYATT P. BRUNER
320 VILLAGE DRIVE
CALERA, AL 35040

**STATE OF ALABAMA
COUNTY OF SHELBY**

Shelby County, AL 05/04/2010
State of Alabama
Deed Tax : \$2.50

STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED THIRTY FIVE THOUSAND SIX HUNDRED DOLLARS 00/100 (\$135,600.00)** to the undersigned grantor, **WATERFORD, LLC**, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto **WYATT P. BRUNER**, (herein referred to as GRANTEE, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 189, 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, 2009 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2010.
2. RIGHTS OF WAY GRANTED TO SHELBY COUNTY, AS RECORDED IN DEED BOOK 240, PAGE 36.
3. GRANT TO STATE OF ALABAMA FOR RAILROAD, AS SET OUT IN REAL 278, PAGE 5.
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 1995-1640 AND REAL 345, PAGE 744.
5. RELEASE OF DAMAGES, AS SET FORTH IN INST. REAL 345, PAGE 744.
6. RIGHTS OF WAY GRANTED TO F. CRAIG MITCHELL AS RECORDED IN DEED BOOK 259, PAGE 725.
7. RIGHTS OF WAY GRANTED TO MILFORD LEE BY DEED BOOK 317, PAGE 30.
8. ORDINANCE WITH THE CITY OF CALERA, AS RECORDED IN INST. NO. 2000-0006.
9. RIGHT OF WAY EASEMENT TO GULF STATES PAPER CORP., AS RECORDED IN INST. NO. 2006-14603.
10. 8 FOOT EASEMENT ON THE NORTHEASTERLY SIDE AND A 7.5 FOOT ALLEY EASEMENT ON THE SOUTH SIDE OF SUBJECT PROPERTY, AS SHOWN BY RECORDED MAP.

\$133,143.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, her/his heirs and assigns, forever.

IN WITNESS WHEREOF, the said **R. SHAN PADEN** as **CLOSING AGENT** of **WATERFORD, LLC** , has hereunto subscribed his/her name on this the 23rd day of April, 2010.

WATERFORD, LLC



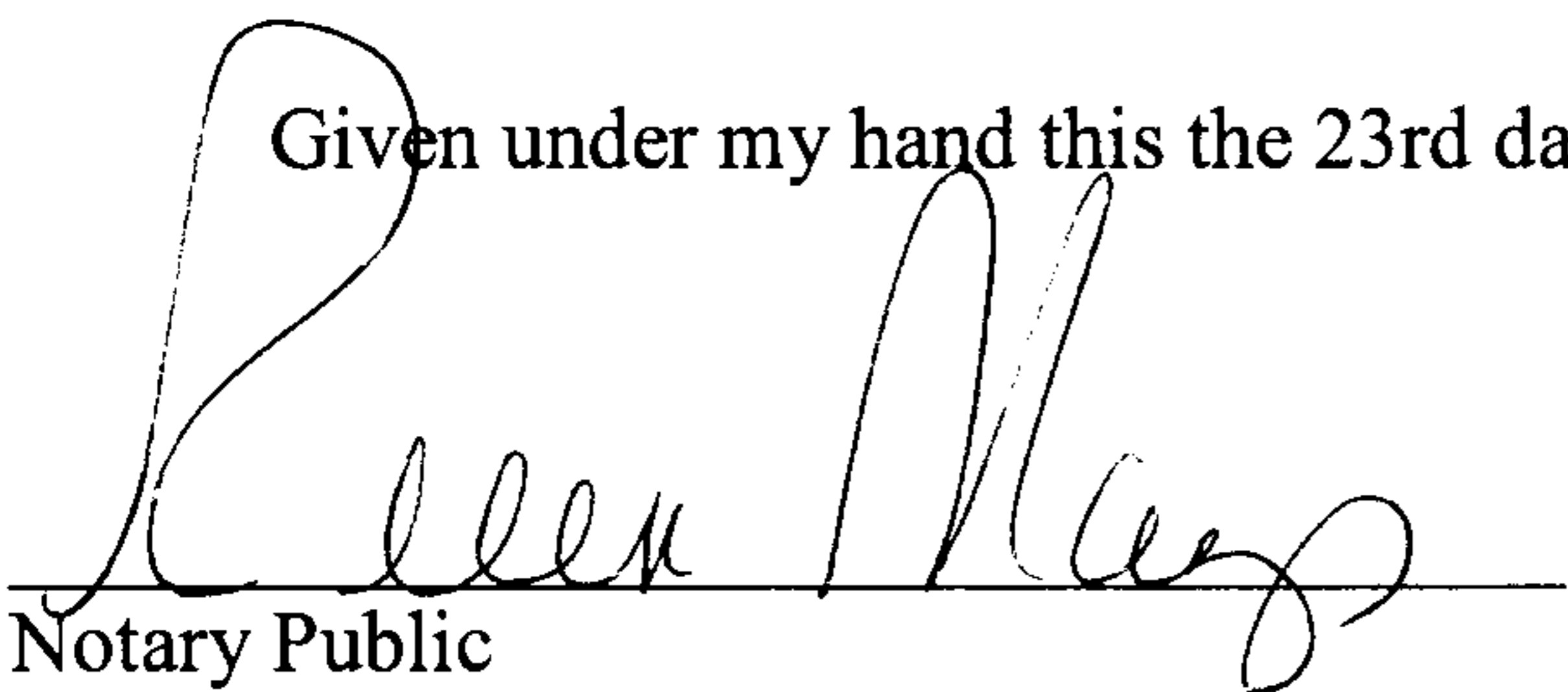
R. SHAN PADEN
CLOSING AGENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

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, LLC**, 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 limit liability company.

Given under my hand this the 23rd day of April, 2010.



Notary Public

My commission expires: 12/20/12



20100504000135880 2/2 \$16.50
Shelby Cnty Judge of Probate, AL
05/04/2010 08:14:40 AM FILED/CERT

