

210-17611

20100701000209640 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
07/01/2010 09:21:42 AM FILED/CERT

---

(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

TIMOTHY E. GILBERT  
420 WATERFORD COVE TRAIL  
CALERA, AL 35040

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of **TWO HUNDRED TWENTY FIVE THOUSAND DOLLARS 00/100 (\$225,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **JAMES ADAM SMITH and HEATHER D. SMITH, HUSBAND and WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **TIMOTHY E. GILBERT**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **Shelby County, Alabama, to-wit:**

**Lot 704, according to the Survey of Waterford Cove Sector 3, as recorded in Map Book 31, Page 146, 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. **EASEMENT(S), BUILDING LINE(S) AND RESTRICTION(S) AS SHOWN ON RECORDED MAP.**
3. **TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES.**
4. **RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2004-6199; INST. NO. 2004-46708; INST. NO. 2000-40215; INST. NO. 2001-12819; INST. NO. 1999-49065; INST. NO. 2001-12817 AND INST. NO. 1995-1640.**
5. **RIGHT OF WAY GRANTED TO SHELBY COUNTY RECORDED IN VOLUME 240, PAGE 36.**
6. **ORDINANCE WITH CITY OF CALERA AS RECORDED IN INST. NO. 2000-6.**

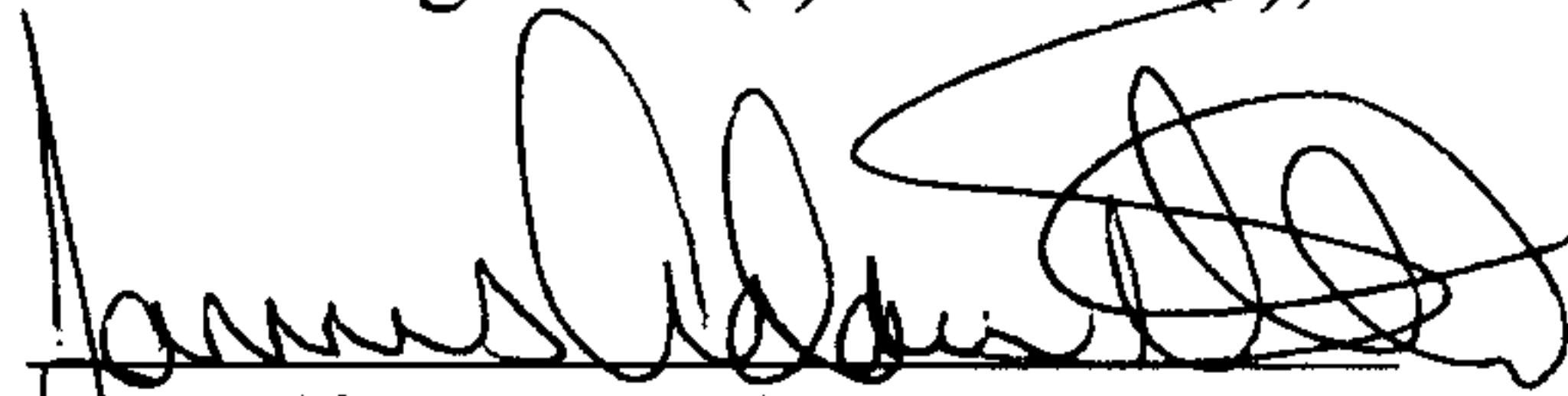
\$229,800.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**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, **JAMES ADAM SMITH and HEATHER D. SMITH**, have hereunto set his, her or their signature(s) and seal(s), this the 14th day of June, 2010.

  
**JAMES ADAM SMITH**

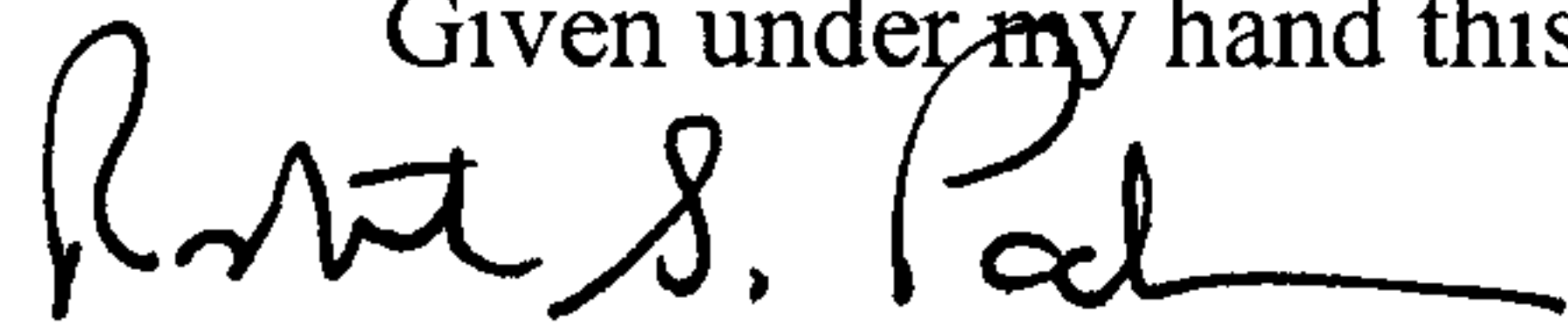
  
**HEATHER D. SMITH**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**ACKNOWLEDGEMENT**

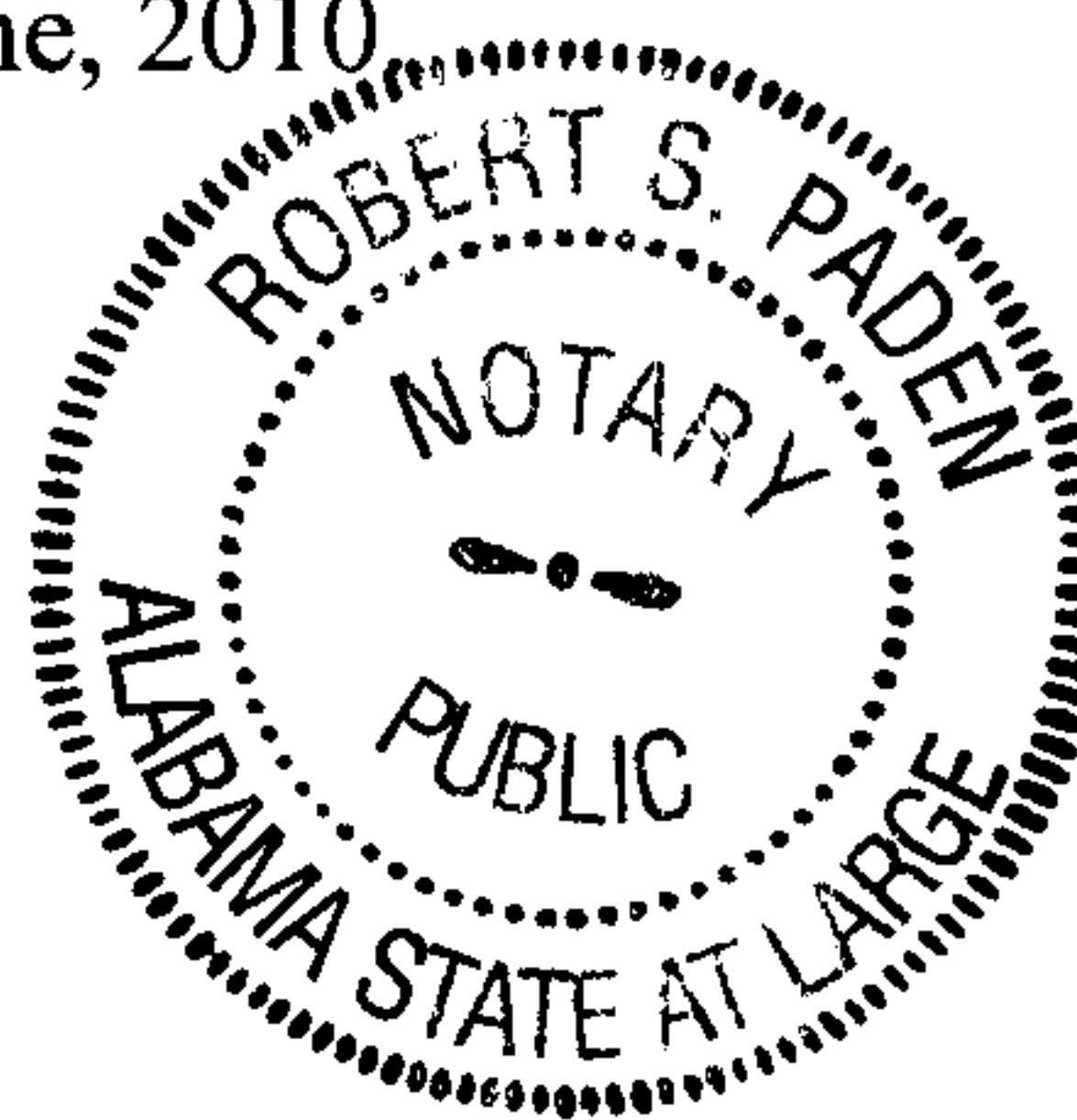
I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **JAMES ADAM SMITH and HEATHER D. SMITH**, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of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

Given under my hand this the 14th day of June, 2010.



Notary Public

My commission expires: 7/16/10



20100701000209640 2/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
07/01/2010 09:21:42 AM FILED/CERT