

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

VICTORIA C. SHAMBURGER
336 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 THIRTY TWO THOUSAND DOLLARS 00/100 (\$132,000.00)** to the undersigned grantor, **WATERFORD, L.L.C., a/an Limited Liability Company**, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto **VICTORIA C. SHAMBURGER**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 193, 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, 2010 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2011.**
2. **RIGHTS OF WAY GRANTED TO SHELBY COUNTY, ALABAMA 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 MINERAL 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 INSTRUMENT 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. 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 NORTHWEST SIDE AND A 15 FOOT ALLEY EASEMENT ON THE NORTHEASTERLY SIDE OF SUBJECT PROPERTY AS SHOWN BY RECORDED MAP.**
11. **EASEMENT TO BELL SOUTH TELECOMMUNICATIONS, INC. DBA AT & T ALABAMA, AS SHOWN BY RECORDED MAP.**

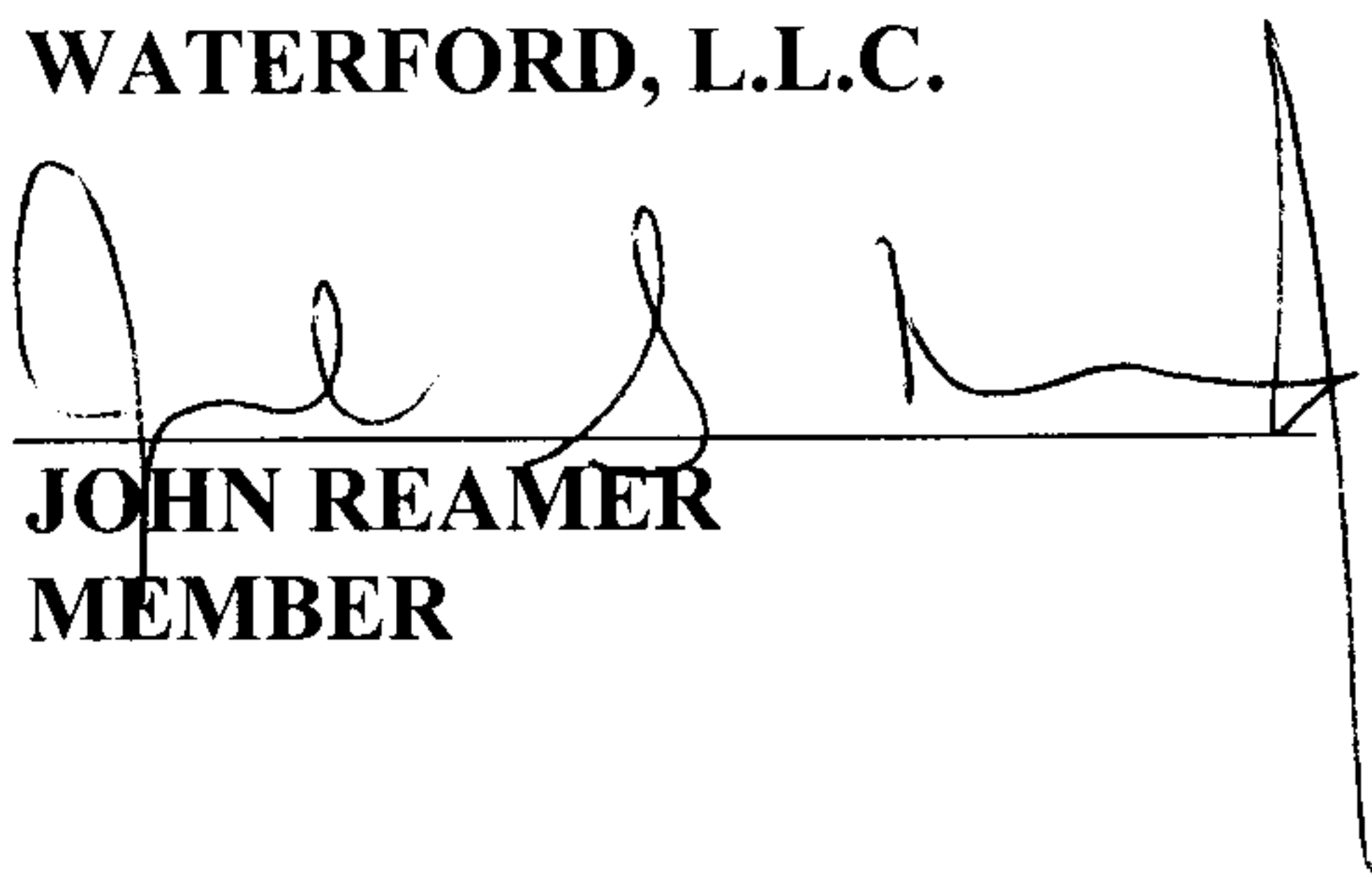
\$128,653.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns 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 GRANTOR, **WATERFORD, L.L.C.**, by **JOHN REAMER** its **MEMBER**, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 20th day of December, 2010.

WATERFORD, L.L.C.


JOHN REAMER
MEMBER

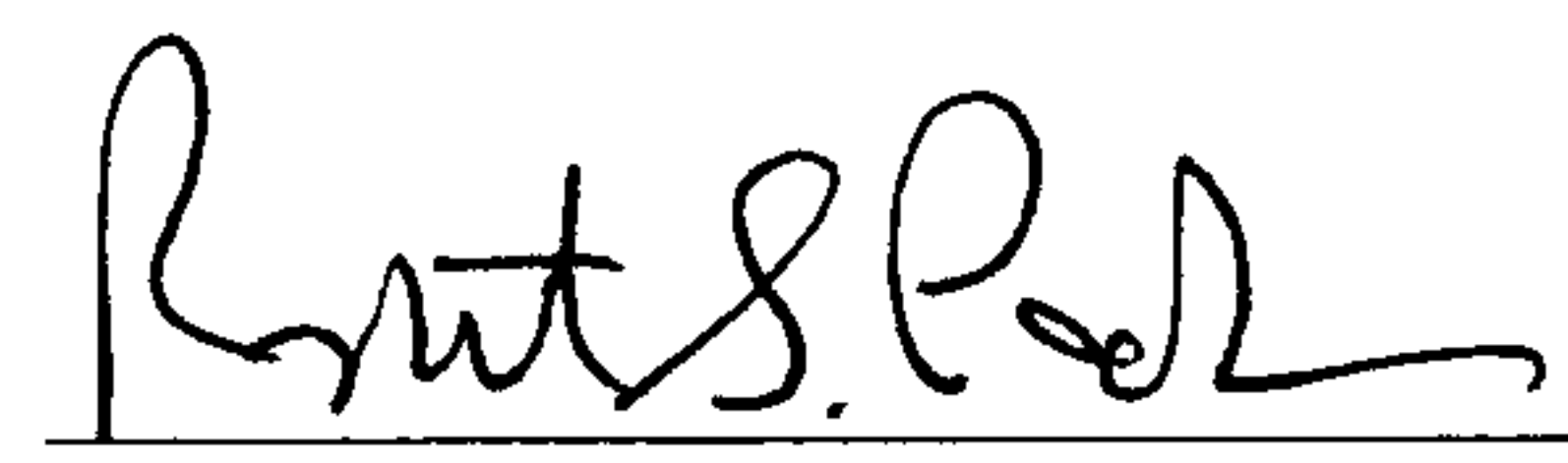
STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **JOHN REAMER**, whose name as **MEMBER** of **WATERFORD, L.L.C.**, a/an **Limited Liability Company**, 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 **Limited Liability Company**.

Given under my hand this the 20th day of December, 2010


Notary Public

My commission expires: 7.13.14

