

11-6043

THIS INSTRUMENT PREPARED BY:  
BARNES, TUCKER & BARNES, P.C  
8107 PARKWAY DRIVE  
LEEDS, ALABAMA 35094  
205-699-5000

Send Tax Notice To:  
SPRING HILL INVESTMENTS, LLC  
209 20TH STREET N. STE 160  
BIRMINGHAM, AL 35206

### WARRANTY DEED

State Of Alabama  
Shelby County

  
20110308000077700 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
03/08/2011 02:21:26 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Twenty-One Thousand and 00/100 Dollars (\$121,000.00) to the undersigned Grantor, JERREM L. ANDERSON, AN UNMARRIED MAN (hereinafter referred to as Grantor), 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 SPRING HILL INVESTMENTS, LLC, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 591, ACCORDING TO THE SURVEY OF WATERFORD COVE SECTOR 1 AS RECORDED IN MAP BOOK 28, PAGE 68 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

1. Taxes for the year 2011 and subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. 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 No. 1995-1640 and REal 345, Page 744.
5. Such state of facts as shown on plat of Waterford cove - Sector 1, as recorded in Map Book 28, page 68.
6. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 1995-1604 and Instrument No. 2000-40215 and amended in Instrument No. 2001-12019, Instrument No. 2001-12819 and Instrument No. 2001-25860
7. Right of way to Shelby County as recorded in Volume 240, page 36.
8. Terms, agreements and right of way to Alabama Power Company as recorded in Instrument No. 20040206000061990
9. Release of damages as set forth in Instrument NO. 1995-1640 and REal 345, Page 744.
10. Articles of Waterford Home Owner's Association, as recorded in INstrument No. 2001-12817 and Instrument No. 2001-13145.
11. Grant to the State of Alabama for Railroad, as recorded in Real 278, page 5.
12. Ordinance with the City of Calera as recorded in Instrument No. 2000-006.
13. Articles of Organization of Waterford, LLC, as recorded in Instrument no. 1999-49065.
14. Restrictive Covenant and Grant of Land Easement with Alabama Power Company as recorded in Instrument No. 2002-18705.
15. Right of way granted to F. Craig Mitchell as set forth in Deed Book 259, page 725
16. Right of way granted to Milford Lee as set forth in Deed Book 317, page 30
17. Terms and conditions as set ou in Instrument No. 1995-164



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Page 2 of Warranty Deed from JERREM L. ANDERSON to SPRING HILL INVESTMENTS,  
LLC

\$121,000.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee heirs and assigns forever.

And said Grantor, for said Grantor, his/her heirs, executors and administrators, covenant with said Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and its heirs, executors and administrators shall warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set his/her hand and seal this the 8th day of March, 2011.

*Herrem L. Anderson*  
HERREM L. ANDERSON

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JERREM L. ANDERSON, AN UNMARRIED MAN, whose name 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of March, 2011.

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## NOTARY PUBLIC

## My Commission Expires: