



20110707000195970 1/2 \$17.50
Shelby Cnty Judge of Probate, AL
07/07/2011 09:45:39 AM FILED/CERT

Send tax notice to:

NETTIE A. DOWNEY
158 VILLAGE DRIVE
CALERA, AL, 35040-5293

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2011117

Shelby County, AL 07/07/2011
State of Alabama
Deed Tax:\$2.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety Thousand and 00/100 Dollars (\$90,000.00) in hand paid to the undersigned, JUSTIN EDWARD WILLIAMS and KRISTINA J. WILLIAMS, HUSBAND AND WIFE (hereinafter referred to as "Grantors") by NETTIE A. DOWNEY (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 150, ACCORDING TO THE SURVEY OF WATERFORD VILLAGE, SECTOR 4, AS RECORDED IN MAP BOOK 33, PAGE 86, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2010 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2011.
2. ORDINANCE WITH THE CITY OF CALERA AS RECORDED IN INSTRUMENT #2000-0006.
3. RIGHT(S) OF WAY TO SHELBY COUNTY AS RECORDED IN DEED BOOK 240, PAGE 36.
4. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PROPERTY, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AS RECORDED IN INSTRUMENT #1995-1640 AND REAL 345, PAGE 744, AND ANY DAMAGES RELATING TO THE EXERCISE OF SUCH RIGHT OR THE EXTRACTION OF SUCH MINERALS.
5. TERMS AND CONDITIONS AS RECORDED IN INSTRUMENT #1995-1640.
6. ARTICLES OF WATERFORD HOMEOWNER'S ASSOCIATION AS RECORDED IN INSTRUMENT #2001-12817.
7. ARTICLES OF ORGANIZATION OF WATERFORD, LLC AS RECORDED IN INSTRUMENT #1999-49065.
8. DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS AS RECORDED IN INSTRUMENT #2000-40215 AND AMENDED IN INSTRUMENT #2001-12819.
9. GRANT TO THE STATE OF ALABAMA FOR RAILROAD AS RECORDED IN REAL 278 PAGE 5.
10. RELEASE OF DAMAGES AS RECORDED IN INSTRUMENT #1995-1640 AND REAL 345, PAGE 744.
11. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT #2004-46705, BUT DELETING ANY RESTRICTIONS BASED ON RACE, COLOR CREEK OR NATIONAL ORIGIN.
12. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN INSTRUMENT #2004-35497.



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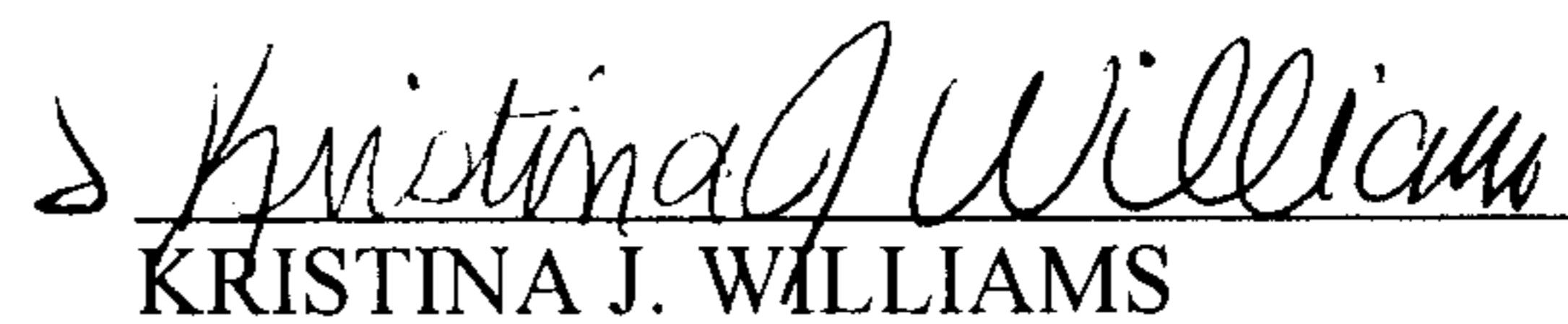
\$87,718.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown 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 Grantees, their heirs, executors, administrators 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 24th day of June, 2011.



JUSTIN EDWARD WILLIAMS



KRISTINA J. WILLIAMS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JUSTIN EDWARD WILLIAMS and KRISTINA J. WILLIAMS, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of June, 2011.

