

Send tax notice to:

GOOD MEASURE LLC
402 OXFORD WAY
PELHAM, AL 35124

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

STATE OF ALABAMA
Shelby COUNTY

2011259

Shelby County, AL 08/23/2011
State of Alabama
Deed Tax: \$75.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy-Five Thousand and 00/100 Dollars (\$75,000.00) in hand paid to the undersigned, ROBERT O. CROCKETT and DEANA CROCKETT, HUSBAND AND WIFE (hereinafter referred to as "Grantors") by GOOD MEASURE LLC (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 178, 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. EASEMENTS OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY PUBLIC RECORDS.
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE LAND SURVEY.
4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORD.
5. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS.
6. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY.
7. ORDINANCE WITH THE CITY OF CALERA AS RECORDED IN INSTRUMENT NO. 2000-0006.
8. RIGHT OF WAY GRANTED TO SHELBY COUNTY AS SET FORTH IN DEED BOOK 240, PAGE 36, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
9. 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.
10. TERMS AND CONDITIONS AS RECORDED IN INSTRUMENT NO. 1995-1640.
11. ARTICLES OF WATERFORD HMEOWNERS ASSOCIATION AS RECORDED IN INSTRUMENT NO. 2001-12817.
12. ARTICLES OF ORGANIZATION OF WATERFORD, LLC.
13. DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS AS RECORDED.



- 14. GRANT TO STATE OF ALABAMA FOR RAILROAD AS RECORDED IN REAL BOOK 278, PAGE 5.
- 15. RELEASE OF DAMAGES AS RECORDED IN INSTRUMENT NO. 1995-1640.
- 16. EASEMENT AND RIGHT OF WAY WITH ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT NO. 2004-35497.
- 17. RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT FOR UNDERGROUND FACILITIES IN SUBDIVISION IN FAVOR OF ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT NO. 20040629000354970.

\$ -0- 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors, have hereunto set their hands and seal this the 27th day of July, 2011.

Robert O. Crockett
By And Through His Attorney In
Fact David T. White

ROBERT O. CROCKETT
BY AND THROUGH HIS ATTORNEY IN
FACT, DAVID T. WHITE

Deana Crockett
By And Through Her Attorney In
Fact David T. White

DEANA CROCKETT
BY AND THROUGH HER ATTORNEY IN
FACT, DAVID T. WHITE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, CHARLES D. STEWART, JR, a Notary Public in and for said County, in said State, hereby certify that DAVID T. WHITE, whose name as Agent and Attorney in fact for ROBERT O. CROCKETT and DEANA CROCKETT, 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, he executed the same voluntarily in his capacity as Attorney in fact for ROBERT O. CROCKETT and DEANA CROCKETT on the day the same bears date.

Given under my hand and official seal this the 27TH DAY OF JULY, 2011.



Charles D. Stewart, Jr.

Notary Public
NAME: CHARLES D. STEWART, JR.
Commission Expires: 04/13/12