

Send tax notice to:

JOHN RICK WATERS  
630 EMERALD TRACE  
CHELSEA, AL. 35043

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

2012051

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty-Five Thousand and 00/100 Dollars (\$235,000.00) in hand paid to the undersigned, KENNETH J. PETERSON and SHERI D. PETERSON, HUSBAND AND WIFE (hereinafter referred to as "Grantors") by JOHN R. WATERS AND SUNYI WATERS (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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 20A, ACCORDING TO A RESURVEY OF LOTS 8 THRU 22 OF EMERALD PARC, PHASE II AND LOTS 33 THRU 37 OF EMERALD PARC, AS RECORDED IN MAP BOOK 32, PAGE 138, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2011 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2012.
2. RESTRICTINS, SET BACKS, COVENANTS, CONDITIONS, EASEMENTS, AND RIGHTS OFWAY AS SHOWN ON THE RECORD MAP BOOK 32, PAGE 138, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. DECLARATION OF PROTECTIVE COVENANTS FOR EMERALD PARC AS RECORDED AS INSTRUMENT NO. 2002-17284, AS AMENDED BY AMENDMENT AND ADDITION TO DECLARATION OF PROTECTIVE COVENANTS FOR EMERALD PARC PHASE I, LOTS 33-38 AND PHASE II, LOTS 8-22, IN SAID PROBATE OFFICE.
4. ARTICLES OF INCORPORATION OF EMERALD PARC RESIDENTIAL ASSOCIATION, INC. AS RECORDED AS INSTRUMENT 20091112000421620, IN SAID PROBATE OFFICE, TOGETHER WITH BY-LAWS AND ALL AMMENDMENTS THERETO.
5. RIGHTS OF EMERALD PARC RESIDENTIAL ASSOCIATION, INC. TO ASSESS LIENS, DUES AND/OR OTHER CHARGES.

\$220,000.00 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.



20120419000134930 1/2 \$30.00

Shelby Cnty Judge of Probate, AL  
04/19/2012 02:01:23 PM FILED/CERT

Shelby County, AL 04/19/2012  
State of Alabama  
Deed Tax: \$15.00

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal  
this the 6 day of April, 2012.

Kenneth J Peterson  
KENNETH J. PETERSON

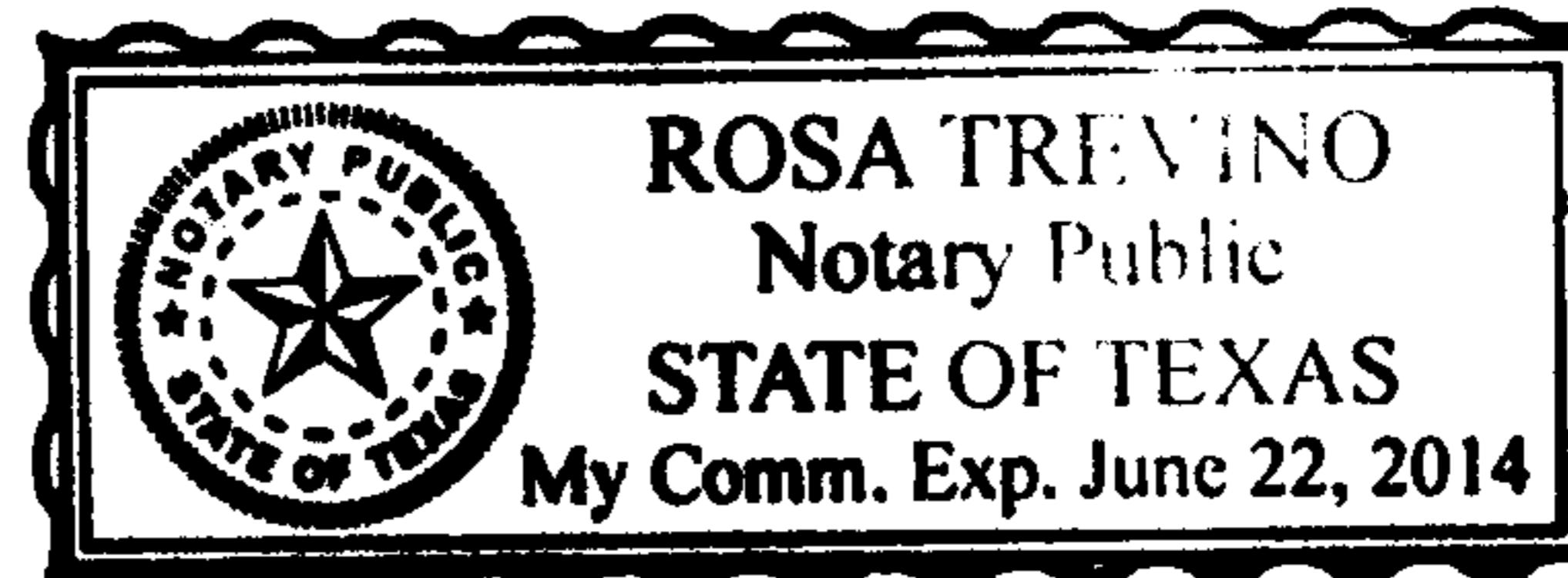
Sheri D. Peterson  
SHERI D. PETERSON

STATE OF Texas  
COUNTY OF Lecr

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that KENNETH J. PETERSON and SHERI D. PETERSON, 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 6 day of April, 2012.

Rosa Trevino  
Notary Public  
Print Name:  
Commission Expires:



20120419000134930 2/2 \$30.00  
Shelby Cnty Judge of Probate, AL  
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