

Send tax notice to:


WILLIAM EDWARD WATERHOUSE, III
4608 S LAKERIDGE DRIVE
HOOVER, AL, 35244

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

2014227

WARRANTY DEED


20140522000155280 1/2 \$203.00
Shelby Cnty Judge of Probate, AL
05/22/2014 02:18:19 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Sixty Thousand and 00/100 Dollars (\$460,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JAMES RALPH PATTERSON AND MARTHA JEAN PATTERSON, AS TRUSTEES OF THE PATTERSON FAMILY LIVING TRUST, DATED JULY 23, 2005 BY DEED DATED OCTOBER 29, 2005 **whose mailing address is:** 2009 Lake Heather Drive, Birmingham AL 35242 (hereinafter referred to as "Grantors") by WILLIAM EDWARD WATERHOUSE, III AND NANCY GRANGER WATERHOUSE **whose mailing address is:** 4608 S LAKERIDGE DRIVE, HOOVER, AL 35244 (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 12, ACCORDING TO THE AMENDED MAP OF LAKERIDGE SUBDIVISION, AS RECORDED IN MAP BOOK 12, PAGE 51, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. .

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. 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 VOLUME 4, PAGE 542 AND DEED BOOK 127, PAGE 140.
3. LESS AND EXCEPT THAT PORTION OF SUBJECT PROPERTY LYING BELOW THE ELEVATION OF 422.80 FEET ABOVE SEA LEVEL AS DESCRIBED IN REAL VOLUME 69, PAGE 598 AND REAL VOLUME 69, PAGE 608.
4. AGREEMENT FOR UNDERGROUND RESIDENTIAL DISTRIBUTION IN FAVOR OF ALABAMA POWER COMPANY AS RECORDED IN REAL VOLUME 189, PAGE 624.
5. RESTRICTIVE COVENANTS IN FAVOR OF ALABAMA POWER COMPANY AS RECORDED IN REAL VOLUME 189, PAGE 618
6. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN REAL VOLUME 198, PAGE 865 AND REAL VOLUME 160, PAGE 795 AND ANY AMENDMENTS THERETO IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

7. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS SET FORTH IN DEED BOOK 129, PAGE 572, DEED BOOK 216, PAGE 103, DEED BOOK 219, PAGE 734; REAL BOOK 114, PAGE 134 AND REAL BOOK 207, PAGE 366.
8. RIPARIAN AND OTHER RIGHTS CREATED BY THE FACT THAT THE SUBJECT PROPERTY LIES ADJACENT TO INDIAN VALLEY LAKE.
9. NOTICE OF PERMITTED LAND USES AS RECORDED IN BOOK 160, PAGE 492.
10. RESTRICTIONS FOR RESIDENTIAL USE AS SET FORTH IN DEED BOOK 172, PAGE 49.
11. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP.

\$274,000.00 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.

IN WITNESS WHEREOF, Grantor, PATTERSON FAMILY LIVING TRUST by JAMES RALPH PATTERSON AND MARTHA JEAN PATTERSON its TRUSTEES, who are authorized to execute this conveyance, has hereunto set its signature and seal on this the 21st day of May, 2014.

PATTERSON FAMILY LIVING TRUST, DATED
JULY 23, 2005 BY DEED DATED OCTOBER 29,
2005.

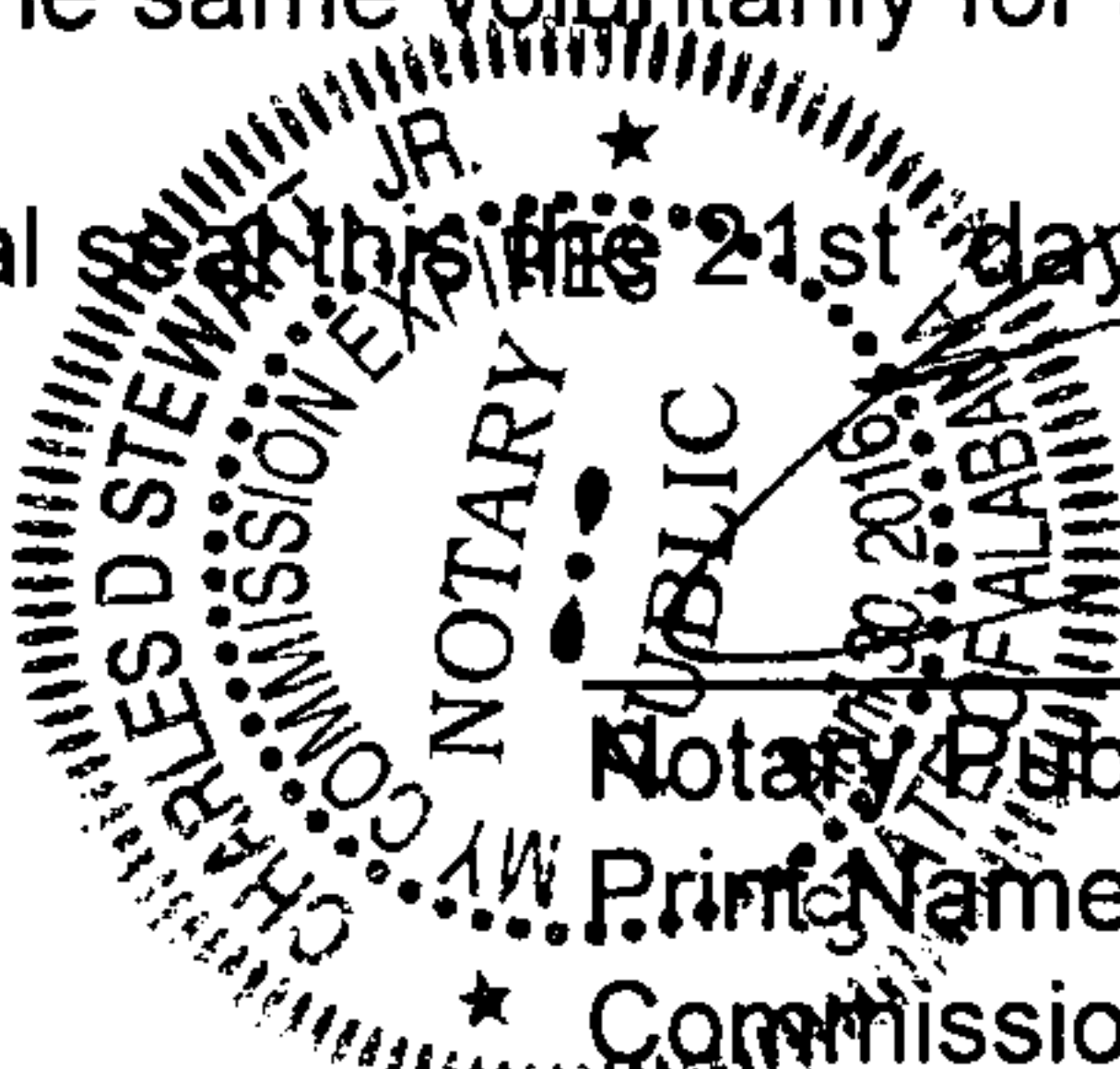
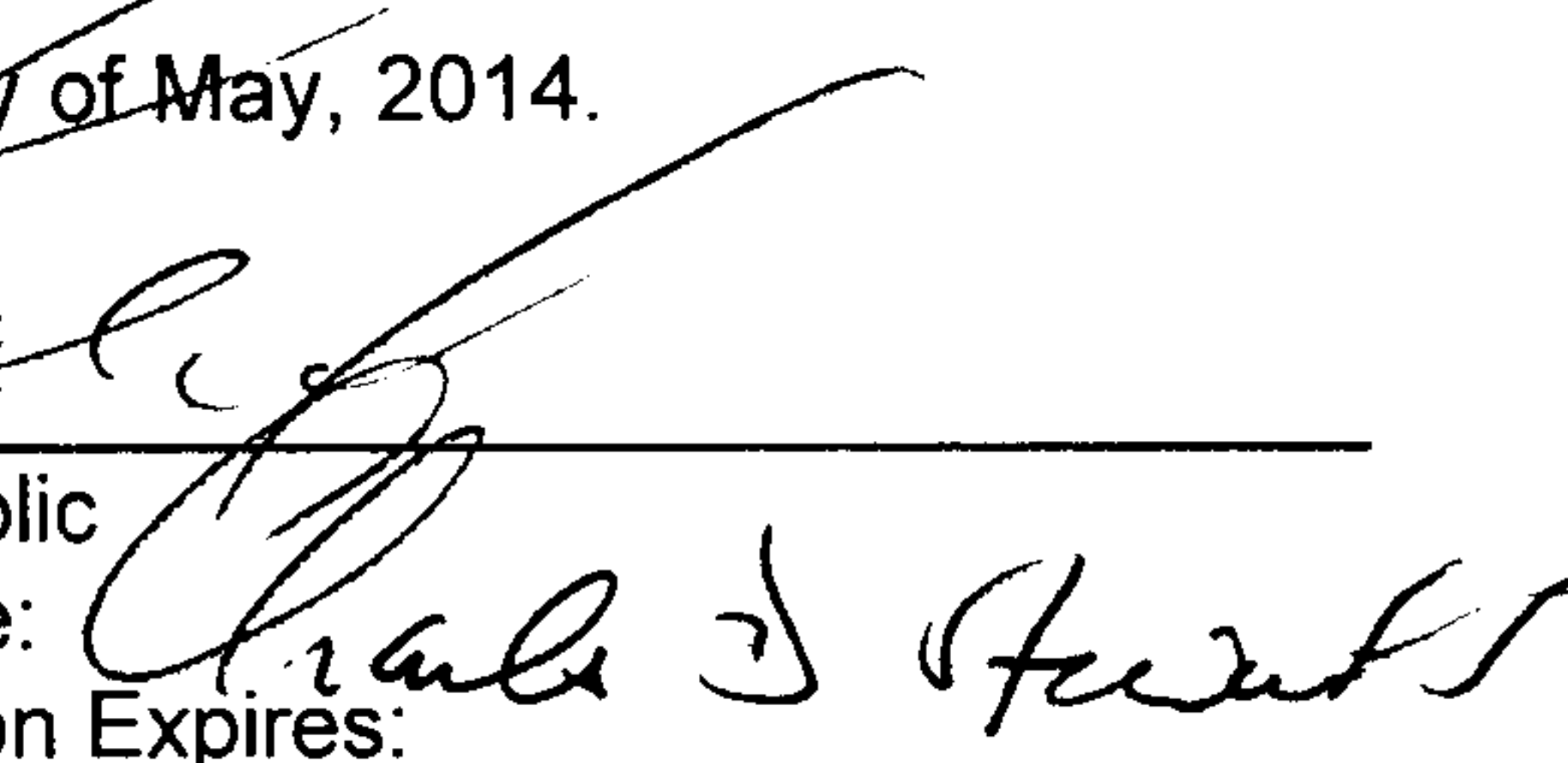
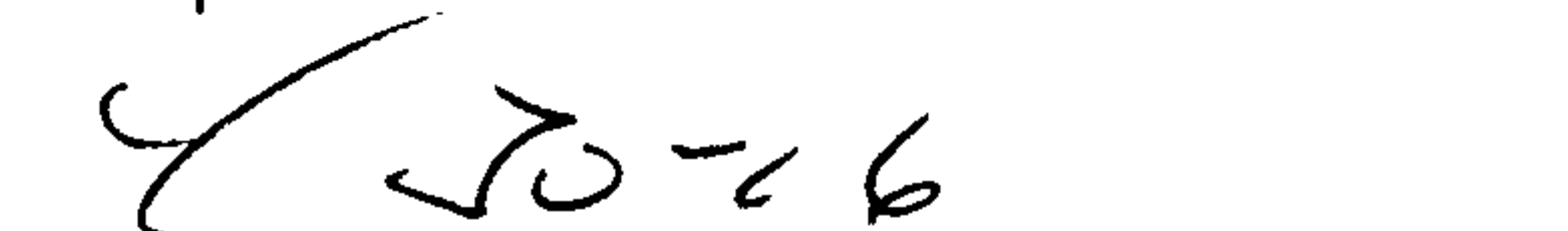

BY JAMES RALPH PATTERSON, TRUSTEE


BY: MARTHA JEAN PATTERSON, TRUSTEE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, JAMES RALPH PATTERSON AND MARTHA JEAN PATTERSON whose names as TRUSTEES of the PATTERSON FAMILY LIVING TRUST DATED JULY 23, 2005 BY DEED DATED OCTOBER 29, 2005, are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they, in their capacity as said TRUSTEES of the PATTERSON FAMILY LIVING TRUST DATED JULY 23, 2005 BY DEED DATED OCTOBER 29, 2005, and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal this 21st day of May, 2014.


Notary Public
Print Name: 
Commission Expires: 



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Shelby Cnty Judge of Probate, AL
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