


Send tax notice to:

MICHAEL J. MAYNOR
508 WATERFORD LAKE CIRCLE
CALERA, AL, 35040

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

2015237


20150508000152880 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
05/08/2015 01:59:05 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty-Eight Thousand and 00/100 Dollars (\$88,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, BROOK L. LEACH F/K/A BROOK L. WALKER, AN UNMARRIED WOMAN whose mailing address is: 9464 Sir Brutus Court, Mobile, AL 36695 (hereinafter referred to as "Grantors") by MICHAEL J. MAYNOR whose mailing address is: 508 WATERFORD LAKE CIRCLE, CALERA, AL, 35040 (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 826, ACCORDING TO THE SURVEY OF WATERFORD TOWHOMES, SECTOR 1 - PHASE 1, AS RECORDED IN MAP BOOK 31, PAGE 137, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

BROOK L. WALKER AND BROOK L. LEACH ARE ONE AND THE SAME PERSON.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015.
2. ORDINANCE WITH THE CITY OF CALERA AS RECORDED IN INSTRUMENT NO. 2000-0006.
3. RIGHT OF WAY TO SHELBY COUNTY AS SET FORTH IN DEED BOOK 240, PAGE 36, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
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 BOOK 345, PAGE 744, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. TERMS AND CONDITIONS AS RECORDED IN INSTRUMENT NO. 1995-1640 AND ARTICLES OF WATERFORD HOME OWNERS ASSOCIATION AS RECORDED IN INSTRUMENT NO. 2001-12817.
6. ARTICLES OF ORGANIZATION OF WATERFORD, LLC AS RECORDED IN INSTRUMENT NO. 1999-49065.
7. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING THEREFROM, AND RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN) AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT NO. 2000-40215 AND AMENDED IN INSTRUMENT NO. 2001-12819, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. EASEMENT AND RIGHT OF WAY WITH ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT NO. 2004-35497.

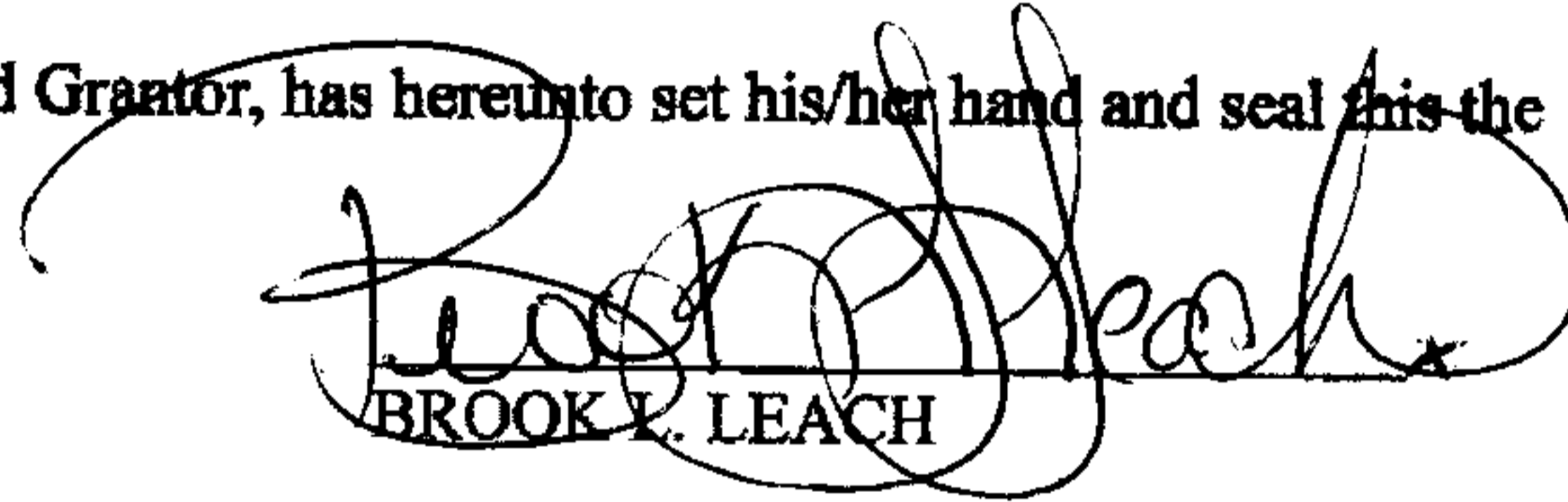
Shelby County, AL 05/08/2015
State of Alabama
Deed Tax: \$2.00

9. GRANT TO THE STATE OF ALABAMA FOR RAILROAD AS RECORDED IN REAL 278, PAGE 5.
10. RELEASE OF DAMAGES AS RECORDED IN INSTRUMENT NO. 1995-1640 AND REAL BOOK 345, PAGE 744, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
11. RESTRICTIONS AS SET FORTH IN INSTRUMENT NO. 2004-46709 AND INSTRUMENT NO. 2004-62660.
12. 8 FOOT EASEMENT ON THE ASTERLY AND WESTERLY SIDES AS SHOWN ON RECORDED PLAT.
13. 22 EASEMENT ON THE EASTERLY SIDE AS SHOWN ON RECORDED PLAT.
14. RESTRICTIONS IN FAVOR OF ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT NO. 20040206000062020.
15. SUCH STATE OF FACTS AS SET OUT ON THE SURVEY OF WATERFORD TOWNHOMES, SECTOR 1 - PHASE 1, AS RECORDED IN MAP BOOK 31, PAGE 137, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$86,406.00 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 Grantee, 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 21 day of April, 2015.


BROOK L. LEACH

STATE OF Alabama
COUNTY OF Mobile

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BROOK L. LEACH, 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21 day of April, 2015.


Notary Public

Print Name: Marie A. Borel

Commission Expires: 7/26/2016



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