

THIS INSTRUMENT PREPARED BY:

**J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045**

WARRANTY DEED

SEND TAX NOTICES TO:

2087 Village Ln
Calera, AL 35040

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of Two Hundred Eight Thousand and 00/100 (\$208,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), **CASSIE M HORTON**, a Single person, in hand paid by the GRANTEE(S), **JALYN FRAZIER**, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) my interest in the following described real estate situated in Shelby County, Alabama, to wit:

Lot 229, according to the Survey of Waterford Village - Sector 3, as recorded in Map Book 31, Page 135, in the Probate Office of Shelby County, Alabama.

Prior Deed Reference: Instrument No. 20151216000429710.

Subject to the following:

- 1. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Waterford Village - Sector 3, as recorded in Map Book 31, Page 135, in the Office of the Judge of Probate of Shelby County, Alabama.**
- 2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B and those rights reserved in # 1995-1640, and in Real 345, Page 744. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.**

3. Covenants, conditions, restrictions, easements, assessments and possible liens, right of first refusal or prior approval of a future purchaser or occupant, party walls or other provisions that may be set forth in the Declaration recorded in Inst # 20040820000467070.
4. Ordinance with the City of Calera recorded in Inst # 2000-0006.
5. Right-of-way to Shelby County recorded in Deed Book 240, Page 36.
6. Terms and conditions recorded in Inst # 1995-1640.
7. Articles of Waterford Homeowner's Association recorded in Inst # 2001, Page 12817.
8. Articles of Organization of Waterford LLC, recorded in Inst # 1999, Page 49065.
9. Restrictions recorded in Inst # 2002-59257.
10. Grant to the State of Alabama for railroad recorded in Real 278, Page 5.
11. Release of Damages recorded in Inst # 1995-1640 and in Real 345, Page 744.

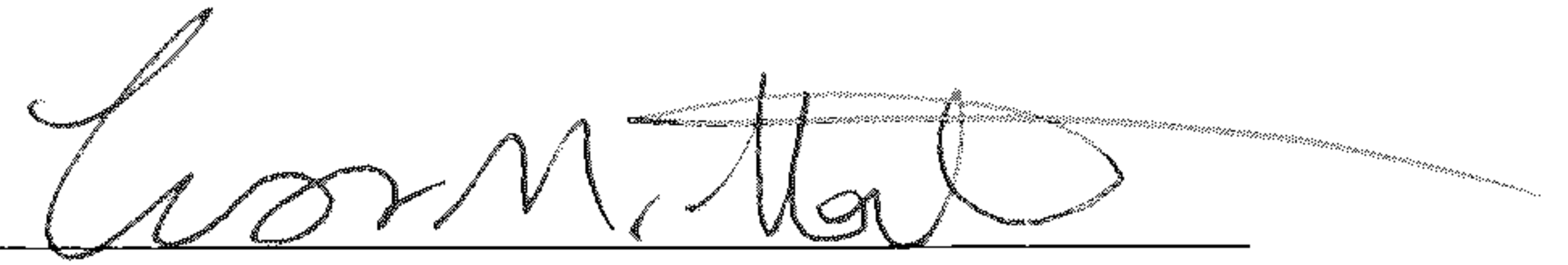
NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.

NOTE: \$187,200.00 of the purchase price was obtained by a Purchase Money Mortgage.

TO HAVE AND TO HOLD to the said GRANTEE(s) in fee simple, and to the heirs and assigns.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

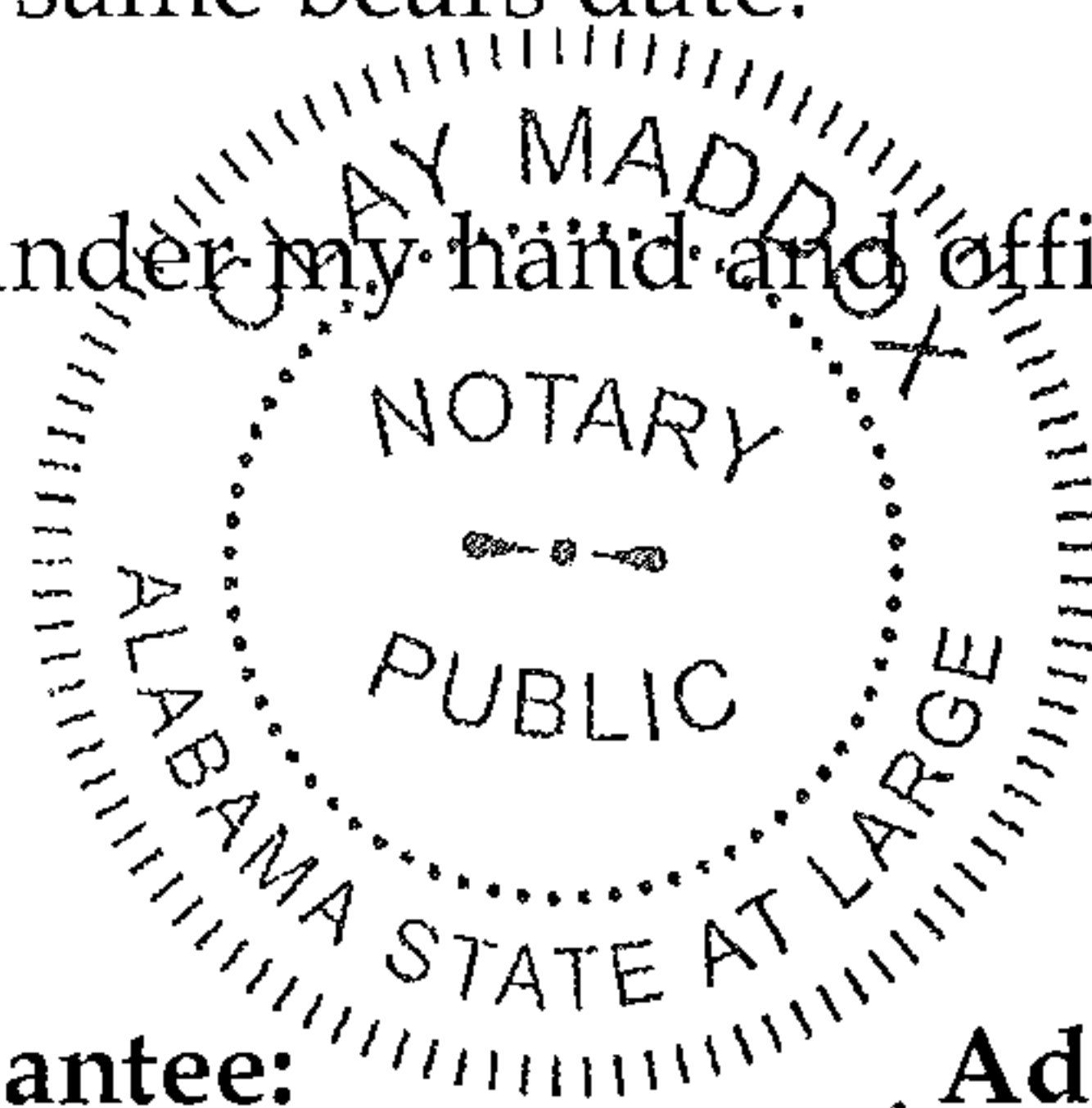
IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 30th day of September, 2024.


CASSIE M HORTON

STATE OF ALABAMA)
)
COUNTY OF CHILTON)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **CASSIE M HORTON** is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of September, 2024.



NOTARY PUBLIC

My Commission Expires:

4-25-27

Address of Grantee:

2087 Village Ln
Calera, AL 35040

Address of Grantor:

471 Shelby Springs
Columbiana, AL Rd

Property Address:

2087 Village Lane
Calera, AL 35040

Real Value: \$208,000.00

35051



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/01/2024 10:22:26 AM
\$49.00 JOANN
20241001000306270

Allen S. Bayl