

This instrument was prepared by:  
Mary Lynn Campisi  
3017 Pump House Road  
Birmingham, AL 35243

Send Tax Notice to:  
Delesha M. Watts  
4850 Riverwood Place  
Birmingham, AL 35242

## WARRANTY DEED

STATE OF ALABAMA )  
JEFFERSON COUNTY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY FIVE THOUSAND AND NO/100-----  
(\$85,000.00) Dollars to the undersigned grantors in hand paid by  
the grantees herein, the receipt whereof is acknowledged, we,  
**RICHARD N. MONTGOMERY AND SHERYL LYNN MONTGOMERY, husband and wife**  
(herein referred to as grantors) do grant, bargain, sell and convey  
unto **DELESHA M. WATTS**, (herein referred to as GRANTEES) following  
described real estate situated in Shelby County, Alabama, to-wit:

Lot C, Block 2, according to the Survey of Riverwood, First  
Sector, as recorded in Map Book 8, page 49 in the Probate  
Office of Shelby County, Alabama; being situated in Shelby  
County, Alabama. Mineral and mining rights excepted.

Together with an undivided 1/106's interest in the common area  
as set forth in the Declarations recorded in Misc. Book 39,  
page 880 in said Probate Office.

\$84,867.00 of the consideration stated hereinabove was paid  
from the proceeds of a mortgage loan of even date and closed  
simultaneously herewith.

Subject to ad valorem taxes for 1995 and subsequent years, said  
taxes being a lien but not due and payable until October 1,  
1995.

Subject to restrictions, building lines, easements, agreement  
and right of ways as same are filed of record.

To HAVE AND TO HOLD to the said GRANTEES, his, her or their  
heirs and assigns forever.

And we do for ourselves and for our heirs, executors and  
administrators covenant with the said GRANTEES, their heirs and  
assigns, that we are lawfully seized in fee simple of said  
premises; that they are free from all encumbrances unless otherwise  
noted above; that we have a good right to sell and convey the same  
as aforesaid; that we will and our heirs, executors and  
administrators shall warrant and defend the same to the said  
GRANTEES, their heirs and assigns forever, against the lawful  
claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals,  
this 11th day of January, 1995.

Richard N. Montgomery  
RICHARD N. MONTGOMERY

SHERYL LYNN MONTGOMERY

BY: Richard N. Montgomery ATTORNEY IN  
FACT FOR SHERYL LYNN  
RICHARD N. MONTGOMERY, ATTORNEY IN  
FACT FOR SHERYL LYNN MONTGOMERY

Inst # 1995-01596

01/19/1995-01596  
12:21 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 11.30

Inst # 1995-01596

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Richard N. Montgomery whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of January, 1995

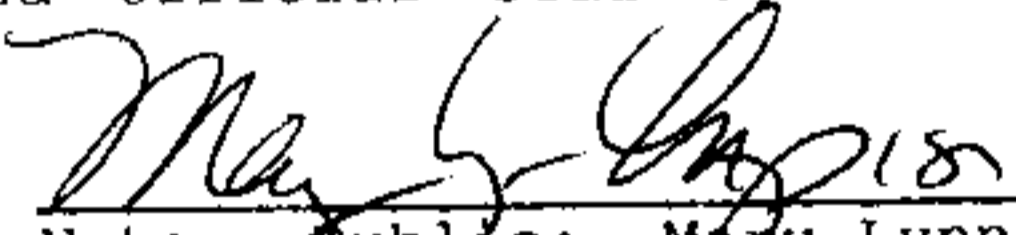
  
Notary Public: Mary Lynn Campisi  
My Commission Expires: 06-16-95

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Richard N. Montgomery, Attorney-in-Fact for Sheryl Lynn Montgomery, a married woman, whose name is signed to the foregoing conveyance in his capacity as such Attorney-in-Fact and with full authority, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of January, 1995.

  
Notary Public: Mary Lynn Campisi  
My Commission Expires: 06-16-95

Inst # 1995-01596

01/19/1995-01596  
12:21 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 11.50