

**WARRANTY DEED WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

That in consideration of ONE HUNDRED FORTY-EIGHT THOUSAND NINE HUNDRED and no/100 DOLLARS (\$148,900.00) to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, LARRY HARTSELLE AND LYNN TATE HARTSELLE, husband and wife, (herein referred to as grantors) do grant, bargain, sell and convey unto JOHN RUSSELL MAYFIELD AND SARAH UNDERWOOD MAYFIELD, (GRANTEES), as joint tenants with rights of survivorship, the following described real estate situated in SHELBY County, Alabama to wit:

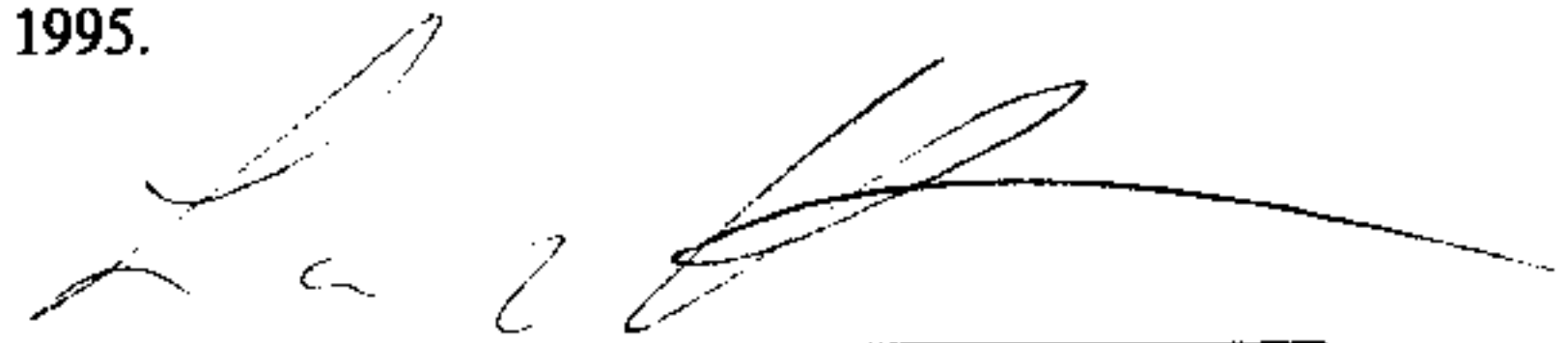
*Lot 43, according to the Survey of Riverchase West Dividing Ridge, First Addition, as recorded in Map Book 7, Page 3, in the Office of the Judge of Probate of Shelby County, Alabama.*

\$134,000.00 of the purchase price is from a purchase money first mortgage.

Subject to any and all matters of public record and matters which could be revealed by a survey. Mineral and mining rights are not warranted herein nor granted. 1995 taxes are currently a lien but are not yet due and payable.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, and their 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, and their assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 22nd day of May, 1995.



LARRY HARTSELLE

Inst # 1995-13739




LYNN TATE HARTSELLE

05/26/1995-13739  
08:45 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 SNA 23.50

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, MARK E. TIPPINS, a Notary Public in and for said County, in said State, hereby certify that LARRY HARTSELLE AND LYNN TATE HARTSELLE, whose names are signed to the foregoing conveyance, and who 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 22ND day of MAY, 1995.

Notary Public:   
My commission expires: 7-23-1997

Prepared by: Mark E. Tippins, Attorney 4 Office Park Circle, #215  
Birmingham, Alabama 35223 (205) 870-4343

Send tax notice to : J. R. MAYFIELD, 2164 Bailey Brook Drive, Birmingham, AL 35244