

(Name) Karen Richter
c/o Jim Wyatt
(Address) P.O. Box 1934
Birmingham, Alabama 35201

This instrument was prepared by

(Name) ROBERT C. WALTHALL, ESQ.

(Address) BRADLEY, ARANT, ROSE & WHITE, 1400 PARK PLACE TOWER, BIRMINGHAM, AL 35203

Form 1-1-87 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eleven Thousand Eight Hundred Ninety And No/100 (\$111,890.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Ken Lokey Homes, Inc.

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Karen Richter, Billy Richter and Thomas M. Wyatt, jointly

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 84, according to the Map and Survey of Stratford Place, Phase III, Final Plat, as recorded in Map Book 13, Page 67 in the Probate Office of Shelby County, Alabama.

Subject However to:

- 1) Mineral and Mining Rights
- 2) Restrictions, Easements and Covenants of Record
- 3) Ad valorem taxes for the year 1990 not yet due and payable.

If a final decree of divorce is entered into between Karen Richter and husband Billy Richter, then Billy hereby agrees and his interest shall be thereby conveyed by operation of law to Karen Richter.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

89 DEC 28 PM 3:03

Thomas A. Shivers, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 112.00
2.	2.50
3.	4.00
4.	1.00
5.	
6.	
7.	
8.	
9.	
10.	
Total	\$ 119.50

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

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

IN WITNESS WHEREOF Ken Lokey Homes, Inc. have hereunto set its hands(s) and seal(s), this 6th day of December, 1989.

Witness:

C. Ray Barentine (Seal)
Bobbie J. Buchanan (Seal)
(Seal)

Ken Lokey Homes, Inc.

By: Diane Grissom (Seal)
Attorney-In-Fact
Karen Richter (Seal)
Billy Richter (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, DELILAH BREEDLOVE, a Notary Public in and for said County, in said State, hereby certify that Diane Grissom whose name is Attorney-In-Fact of Ken Lokey Homes, Inc. 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6TH day of DECEMBER, A. D., 1989.

Att Safety Supply

My Commission Expires October 15, 1993

Public.