

This form furnished by:

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This instrument was prepared by:
(Name) DAVID F. OVSON, Attorney at Law
(Address) 728 Shades Creek Parkway, Suite 120
Birmingham, Alabama 35209

Send Tax Notice to:
(Name) JOANNE M. BUNCH
(Address) 3028 Riverwood Terrace
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

} **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Seventy Thousand and No/100 (\$70,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
BARBARA LYNN WONICKER RODEN and husband, ROBERT B. RODEN

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

JOANNE M. BUNCH

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

Lot A, Block 10, according to the Amended map of Riverwood, 7th Sector, as recorded in Map Book 9, Page 81, in the Probate Office of Shelby County, Alabama, together with an undivided 1/106th interest in the common area as set forth in Declaration recorded in Misc. Book 39, Page 880, in said Probate Office; being situated in Shelby County, Alabama.

SUBJECT TO:

- 1) Ad valorem taxes for the year 1990, which are a lien, but not yet due and payable until October 1, 1990.
 - 2) Building setback line of 25 feet reserved from Riverwood Terrace as shown by plat.
 - 3) Public utility easements as shown by recorded plat, including 10 foot northerly, 5 foot on westerly and southerly, 20 foot through center and irregular through center of lot.
 - 4) Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 39, page 880.
 - 5) Right-of-way granted to Alabama Power Company by instrument recorded in Misc. Book 37, page 243.
 - 6) Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 34, page 819 and covenants pertaining thereto recorded in Misc. Book 34, page 822.
 - 7) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 327, page 906.
 - 8) Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.
- \$69,546.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.
Barbara Lynn Wonicker and Barbara Lynn Wonicker Roden is one and the same person.

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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 said grantee, his, her or 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 stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 26th
day of June, 19 90

(Seal) Barbara Lynn Wonicker Roden (Seal)
BARBARA LYNN WONICKER RODEN

(Seal) Robert B. Roden (Seal)
ROBERT B. RODEN

(Seal) 90 JUN 28 AM 9:16 (Seal)

50
50
1.00
Total 7.00

STATE OF ALABAMA
JEFFERSON County

} **General Acknowledgment**

I, the undersigned
in said State, hereby certify that **BARBARA LYNN WONICKER RODEN and husband, ROBERT B. RODEN**
a Notary Public in and for said County,

whose name(s) are signed to the foregoing conveyance, and who are is 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 26th day of June, 19 90

August 27, 1992

My Commission Expires:

David F. Ovson
Notary Public