

SEND TAX NOTICE TO:

(Name) MARY T. DESHAZO  
121 BRAXTON WAY  
 (Address) BIRMINGHAM, ALABAMA 35080

This instrument was prepared by

(Name) PORTERFIELD, HARPER & MILLS, P.A.  
#2 OFFICE PARK CIRCLE, SUITE 1  
 (Address) BIRMINGHAM, AL 35223

Form 1-1-21 Rev. 1-64

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA  
 SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of NINETY THOUSAND AND NO/100 ----- (\$90,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
 or we,  
JOHN L. RIGGI AND WIFE, BRENDA L. RIGGI

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

MARY T. DESHAZO

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

LOT 71, ACCORDING TO THE FINAL PLAT, PHASE II, STRATFORD PLACE, AS RECORDED  
IN MAP BOOK 12, PAGE 91, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THIS CONVEYANCE IS MADE SUBJECT TO ALL EASEMENTS, RESTRICTIVE COVENANTS, RESER-  
 VATIONS AND RIGHTS OF WAY APPEARING OF RECORD AFFECTING THE PROPERTY.

\$60,000.00 of the purchase price recited above was paid from a mortgage loan closed  
 simultaneously herewith.

BOOK 323 PAGE 811

1. Deed Tax	-----	\$ 30.00
2. Mtg. Tax	-----	\$ 0.00
3. Recording Fee	-----	\$ 3.88
4. Indexing Fee	-----	\$ 3.88
5. No Tax Fee	-----	\$ 0.00
6. Certified Fee	-----	\$ 1.00
Total	-----	\$ 36.50

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 GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hands(s) and seal(s), this 29th  
 day of OCTOBER, 19 90

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

90 DEC 28 AM 9:30 (Seal)

JUDGE OF PROBATE (Seal)

John L. Riggi (Seal)  
Brenda L. Riggi (Seal)  
 JOHN L. RIGGI  
 BRENDA L. RIGGI (Seal)

STATE OF NEW YORK  
 New York COUNTY

General Acknowledgment

TIMOTHY B. CRINO  
 Notary Public, State of New York  
 No. 1000  
 Qualified in New York County  
 Commission Expires March 30, 1992

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State,  
 hereby certify that JOHN L. RIGGI AND WIFE, BRENDA L. RIGGI  
 whose name S 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 BOTH executed the same voluntarily  
 on the day the same bears date.

Given under my hand and official seal this 29th day of October, A. D., 19 90