

This form furnished by:

**Cahaba Title, Inc.**

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This instrument was prepared by:

(Name) HOLLIMAN, SHOCKLEY & KELLY  
(Address) 3821 Lorna Road, Suite 110  
Riverchase, Alabama 35244

Send Tax Notice to:

(Name) P. RICHARD BAGGETT  
(Address) 628 Mountain Laurel Court  
Birmingham, Alabama 35242

**WARRANTY DEED**

**STATE OF ALABAMA**

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

That in consideration of One Hundred Ten Thousand and No/100-----DOLLARS

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

JOHN I. WOOD, JR., AN UNMARRIED MAN

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

P. RICHARD BAGGETT

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

Lot 26-A, a resurvey of Lots 25 and 26, according to the survey of Davenport's Addition to Riverchase West Sector 2, and recorded in Map Book 8, Page 11 in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:**

1. Taxes for 1992 and subsequent years.
2. Mining and mineral rights and release of damages in Deed Volume 127, Page 140.
3. Agreement with regards to underground residential utility distribution with Alabama Power Company in Misc. Volume 15, Page 401, and Real Volume 35, Page 683.
4. Transmission line permite to Alabama Power Company in Deed Volume 129, Page 306.
5. Restrictions in Misc. Volume 14, Page 536, amended in Misc. Volume 17, Page 550; Misc. Volume 34, Page 549; Misc. Volume 35, Page 389; Misc. Volume 36, Page 30; and Deed Book 319, Page 411.
6. Oil, gas, mining and mineral rights and any easements, restrictions or rights of way on, under, over or across said property herein above described.

\$50,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith. *1992-23090*

*10/12/1992-23090*  
10:44 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 66.50

**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 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 1st day of October, 19 92

(Seal)

*John I. Wood, Jr.*

(Seal)

(Seal)

(Seal)

(Seal)

**STATE OF ALABAMA**

JEFFERSON County } **General Acknowledgment**

I, the undersigned authority, in said State, hereby certify that JOHN I. WOOD, JR., AN UNMARRIED MAN

whose name(s) 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 1st day of October, 19 92

*879-54*  
My Commission Expires:

*John R. Holliman*  
Notary Public