

THIS DOCUMENT WAS PREPARED BY:

Douglas Corretti
CORRETTI & NEWSOM
1804 7th Avenue North
Birmingham, Alabama 35203

Send Tax Notice To:

Rebecca L. Corretti
3004 Riverwood Terrace
Birmingham, Alabama 35242

THE STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY FIVE THOUSAND FIVE HUNDRED and NO/100 (\$75,500.00) DOLLARS to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **MARGARET A. MAYFIELD, an unmarried woman** (hereinafter referred to as Grantor), does hereby grant, bargain, sell and convey unto **REBECCA L. CORRETTI** (hereinafter referred to as Grantee), the following described real property, located and situated in Shelby County, Alabama, to-wit:

Lot B, Block 9, according to the Amended Map of Riverwood, Seventh Sector, as recorded in Map Book 9, Page 81, in the Probate Office of Shelby County, Alabama, together with an undivided interest in the common areas set forth in Declaration recorded in Misc. Volume 39, Page 880, in said Probate Office.

SUBJECT TO:

1. Ad valorem taxes for the current year, 1995.
2. Right of Way granted to Alabama Power Company by instruments recorded in Real Volume 37, Page 243; Real Volume 34, Page 819; Volume 220, Page 43; Volume 266, Page 741; Volume 247, Page 422; and Volume 279, Page 387, in the Probate Office of Shelby County, Alabama.
3. Easements and building line as shown on recorded map.
4. Terms, agreements and right of way to Alabama Power Company, as recorded in Real Volume 34, Page 822, in said Probate Office.
5. 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.

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6. Terms, protective covenants, restrictions, easements, and rights and liens as shown by Misc. 39, Page 880, in said Probate Office.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 327, Page 906, in said Probate Office.

All of the agreements, warranties, covenants and representations contained in the sales contract dated January 9, 1995 by and between Grantor and Grantee herein are hereby expressly incorporated herein by reference to the same extent as if they were fully set out herein.

\$60,400.00 of the purchase price recited above was paid from the proceeds of a purchase money note secured by a purchase money mortgage executed simultaneously with delivery of the within deed.

TO HAVE AND TO HOLD to the said Grantee, her heirs, personal representatives and assigns forever.

And Grantor does for herself and for her heirs, personal representatives and assigns covenant with the said Grantee, her heirs, personal representatives and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will and her heirs, personal representatives and assigns shall warrant and defend the same to the said Grantee, her heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and seal this the 31 day of January, 1995.

 (SEAL)
MARGARET A. MAYFIELD

THE STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Margaret A. Mayfield, an unmarried woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of same, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of January, 1995.

E. Gay Wallace
NOTARY PUBLIC

My commission expires: 11-28-96

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