

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

PATRICIA B. RICHEY
115 WINDSOR RIDGE DRIVE
PELHAM, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SIX THOUSAND NINE HUNDRED and 00/100 (\$106,900.00) DOLLARS to the undersigned grantor, MAYFIELD HOMEBUILDERS, L.L.C. an Alabama Limited Liability Company, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto PATRICIA B. RICHEY, A SINGLE WOMAN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 20, ACCORDING TO THE SURVEY OF WINDSOR RIDGE, AS RECORDED IN MAP BOOK 21, PAGE 68, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1996 which constitutes a lien but are not yet due and payable until October 1, 1997.
2. Transmission line permits to Alabama Power Company as recorded in Deed Book 333, page 706; Deed Book 264, Page 28; and Deed Book 315, Page 207, in Probate Office.
3. Restrictive covenants as recorded in Instrument #1996-24603, in Probate Office.

Easement as to underground cables as recorded in Instrument #1997-15369, in Probate Office.

Restrictions as shown on recorded map.

\$83,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

07/02/1997-20656
14:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCO 35.00

Inst # 1997-20656

IN WITNESS WHEREOF, the said GRANTOR, MAYFIELD HOMEBUILDERS, L.L.C., by its MANAGING MEMBER, M.D. MAYFIELD who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 24th day of June, 1997.

MAYFIELD HOMEBUILDERS, L.L.C.

By: M.D. Mayfield
M.D. MAYFIELD, MANAGING MEMBER

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that M.D. MAYFIELD, whose name as MANAGING MEMBER of MAYFIELD HOMEBUILDERS, L.L.C., an Alabama Limited Liability Company, 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 the conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this the 24th day of June, 1997.

Mary Margaret Keefe
Notary Public

My commission expires: 8/22/2000

Inst # 1997-20656

07/02/1997-20656
11:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 35.00