

SEND TAX NOTICE TO:

Ms. Diane G. Pridgen
109 King Valley Road
Pelham, Alabama 35124

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216

STATE OF ALABAMA:

JEFFERSON COUNTY:

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **EIGHTY THOUSAND, FIVE HUNDRED AND NO/100.....(\$80,500.00) Dollars**, to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, **GLENDA ROMANO, A Married Woman** (herein referred to as grantor), do grant, bargain, sell and convey unto **DIANE G. PRIDGEN** (hereinafter referred to as GRANTEE), the following described real estate situated in **SHELBY** County, Alabama to-wit:

Lot 3, according to the Survey of Cedar Knoll, as recorded in Map Book 19, Page 18, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for 1998 and subsequent years, not yet due and payable.
2. Easements, Restrictions, & Building Lines of record.
3. Title to all minerals within & underlying the premises, together with all mining rights & other rights, privileges & immunities relating thereto.

The above described property is not the homestead property of the grantor or of the grantor's spouse.

The undersigned grantor, Glenda Romano, is one and the same person as Glenda R. Robie, grantee in that certain deed recorded in Shelby County, Alabama, Inst. # 1995-14098.

\$80,215.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEE, her heirs and assigns, forever.

Inst # 1997-35503

10/30/1997-35503
01:32 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 11.50

Inst # 1997-35503

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 28th day of October, 1997.


(Seal)
GLEND ROMANO

STATE OF ALABAMA:

JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Glenda Romano, A Married 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of October, 1997.



Notary Public

NOTARY PUBLIC IN AND FOR THE STATE OF ALABAMA
MY COMMISSION EXPIRES ON 10/31/1999.
BOONVILLE, MISSISSIPPI, UNITED STATES OF AMERICA

Inst # 1997-35503

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