

This instrument was prepared by:

(Name) Corley, Moncus & Ward, P.C.

(Address) 400 Shades Creek Pkwy., Ste 100  
Birmingham, Alabama 35209

WARRANTY DEED (Without Survivorship)

Send Tax Notice To: Melanie Watts

name

4834 Riverwood Place

address

Birmingham, Alabama 35244

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **NINETY FOUR THOUSAND FIVE HUNDRED AND NO/100----- DOLLARS (\$94,500.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Leigh E. Driskill a/k/a Leigh E. Driskill Gomany, a married person**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Melanie Watts, A SINGLE PERSON**

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

Lot B, Block 3, according to the Survey of Riverwood, First Sector, as recorded in Map Book 8, Page 49, in the Probate Office of Shelby County, Alabama. Together with an undivided 1/106 interest in the common areas as set forth in the Declaration recorded in Misc. 39, Page 880.

Subject to existing easements, restrictions, set back lines, right of ways, limitations, if any, of record and Ad Valorem taxes for the year 1999, which said taxes are not due and payable until October 1st, 1999.

**Leigh E. Driskill is one in the same as Leigh E. Driskill Gomany. The husband of Leigh E. Driskill, Kenneth J. Gomany has never occupied the above property as his residence.**

**Inst # 1999-00455**

**01/03/1999-00455  
02:49 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CRW 18.50**

\$ 91,650.00 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith TO HAVE AND 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 GRANTEE(S), 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 GRANTEE(S), their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 18th day of December, 19 98

(Seal)

(Seal)

(Seal)

Leigh E. Driskill (Seal)

Leigh E. Driskill

Leigh E. Driskill Gomany (Seal)

Leigh E. Driskill Gomany

(Seal)

STATE OF ALABAMA  
Jefferson COUNTY

} General Acknowledgment

I, Claude M. Moncus, a Notary Public in and for the said County, in said State, hereby certify that Leigh E. Driskill a/k/a Leigh E. Driskill Gomany, whose name(s) 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 hands and official seal this 18th day of December, A.D. 19 98

Claude M. Moncus

Notary Public