

DEED, STATUTORY WARRANTY

THIS DEED PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. NO CERTIFICATION AS TO TITLE.

\$10,000

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) to the undersigned grantor(s), Rick Player and Patricia A. Sanders, formerly husband and wife, in hand paid by the grantee, Patricia A. Sanders, an unmarried woman, the receipt whereof is acknowledged the said grantor(s) do grant, bargain, sell and convey unto the said grantee, Patricia A. Sanders, an unmarried woman, the following described real estate, to-wit:

Lot 1, Block 6, according to the Amended Plat of Woodford, a subdivision of Inverness, as recorded in Map Book 8, Pages A - D, in the Probate Office of Shelby County, Alabama.

Inst # 1999-01476

situated in Shelby County, Alabama.

01/12/1999-01476
10:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 - CRH 21.00

Subject to:

1. Easements as shown by recorded plat.
2. Excepting therefrom title to all minerals of every kind and character, within and underlying the premises, together with mining rights and other rights, privileges and immunities relating thereto, as recorded in Volume 64, Page 267, in the said Probate Office.
3. Agreement with regards to underground residential utility distribution with Alabama Power Company, as recorded in Misc. Volume 38, Page 455, in the Probate Office of Shelby County, Alabama.
4. Restrictions as recorded in Misc. Volume 38, Page 380, in the said Probate Office.
5. Restrictions in favor of Alabama Power Company as recorded in Misc. Volume 38, Page 454, in the said Probate Office.
6. Right of way to Alabama Power as recorded in Volume 109, Page 293, in the said Probate Office.

THIS CONVEYANCE COMPLIES WITH THE TERMS OF THE FINAL JUDGMENT OF DIVORCE RENDERED IN JEFFERSON COUNTY CIRCUIT COURT ON AUGUST 10, 1998 BEARING CASE NUMBER DR97 2812 JGP.

To have and to hold the said above described property unto the said party of the second part, together with all and singular the tenements, heriditaments and appurtenances thereunto belonging or in anywise appertaining and unto his heirs and assigns forever.

In Witness Whereof, I have hereunto set my hand and seal this 7th day of January, 19 99.

Katrina Stacy
WITNESS

Rick Player
RICK PLAYER

Valarie C. Riggs
WITNESS

Patricia A. Sanders
PATRICIA A. SANDERS

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Rick Player, an unmarried man, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 18th day of December A.D. 1998.

Widjet Crandler
Notary Public
My Commission Expires: 8-26-2000

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Patricia A. Sanders, 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 7th day of January A.D. 1999.

Valerie C. Riggs
Notary Public
My Commission Expires: 8-20-00

THIS DEED PREPARED BY:

STEPHEN R. ARNOLD
Attorney at Law
600 Massey Building
290 North 21st Street
Birmingham, Alabama 35203

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