

This form furnished by: **Cahaba Title, Inc.**

Eastern Office  
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Riverchase Office  
(205) 988-5600  
FAX 988-5905

This instrument was prepared by:  
(Name) B. Christopher Battles  
(Address) 3150 Highway 52 West  
Pelham, AL 35124

Send Tax Notice to:  
(Name) James R. Arthur  
(Address) 929 Riverchase Pkw. West  
Birmingham, AL 35244

**WARRANTY DEED**

STATE OF ALABAMA }  
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Two hundred ten thousand and no/100 ---- (210,000) DOLLARS  
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,  
Cornice L. Whitfield, single  
(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto

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

Lot 18, according to the survey of Riverchase Country Club, 2nd addition, Phase II. As recorded in map book 8, page 161, in the probate office of Shelby County, AL.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any, of record.

\$189,000 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1999-01555

01/12/1999-01555  
11:25 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CRH 89.50

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have 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, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 4th day of January, 19 99.

\_\_\_\_\_  
(Seal) Cornice L. Whitfield (Seal)  
\_\_\_\_\_  
(Seal) Cornice L. Whitfield (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA }  
Shelby County } **General Acknowledgment**

I, The undersigned, a Notary Public in and for said County, in said State, hereby certify that Cornice L. Whitfield, 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 hand and official seal, this 4th day of January, 19 99.

2-25-2001

My Commission Expires:

[Signature]  
Notary Public