

02/25/1999-07784
08:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
11.50

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
Five Riverchase Ridge, Suite 100
Birmingham, Alabama 35244-2893

SEND TAX NOTICE TO:

KATHRYN L. WALL
3049 RIVERWOOD TERRACE
BIRMINGHAM, AL 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

Inst. # 1999-07784

WARRANTY DEED

Know All Men by These Presents: That in consideration of NINETY SIX THOUSAND FIVE HUNDRED and 00/100 (\$96,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, SCOTT T. SHIRLEY and SUSAN C. SHIRLEY, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto KATHRYN L. WALL, AN UNMARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT A, IN BLOCK 14, ACCORDING TO THE SURVEY OF RIVERWOOD, SIXTH SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 7, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1998 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 1999.
2. A TWENTY FIVE FOOT BUILDING LINE FROM RIVERWOOD TERRACE AS SHOWN BY RECORDED PLAT.
3. A TEN FOOT EASEMENT ALONG REAR AND A TEN FOOT EASEMENT ON THE EASE SIDE OF SUBJECT PROPERTY AS SHOWN BY RECORDED PLAT.
4. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO AS RECORDED IN VOLUME 327, PAGE 906.
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS RECORDED IN VOLUME 356, PAGE 31.
6. RIGHT OF WAY GRANTED TO SOUTH CENTRAL BELL TELEPHONE COMPANY AS RECORDED IN REAL VOLUME 12, PAGE 172.
7. AGREEMENT WITH ALABAMA POWER COMPANY AS RECORDED IN MISC. VOLUME 56, PAGE 313.
8. RESTRICTIVE COVENANTS TO ALABAMA POWER COMPANY AS RECORDED IN VOLUME 56, PAGE 312.

\$96,400.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, 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 GRANTEES, his, her, or 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, SCOTT T. SHIRLEY and SUSAN C. SHIRLEY, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 22nd day of February, 1999.

Scott T. Shirley
SCOTT T. SHIRLEY

Susan C. Shirley
SUSAN C. SHIRLEY

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that SCOTT T. SHIRLEY, SUSAN C. SHIRLEY whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 22ND day of FEBRUARY, 1999.

Robert S. Paul
Notary Public

My commission expires: 7/11/02

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