

This instrument was prepared by:

(Name) Larry L. Halcomb

(Address) 3512 Old Montgomery Highway
Birmingham, Alabama 35209

WARRANTY DEED-

Send Tax Notice To: Laura F. McClellan

name

4814 Riverwood Place,

address
Birmingham, Alabama 35242

STATE OF ALABAMA
JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thousand and No/100 (\$100,000.00) Inc# 1999-18843

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Kim M. Schlechter Reilly, A Married Woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Laura F. McClellan

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

Lot B, Block 4, 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's interest in the common area as set forth in the Declarations recorded in Misc. Volume 39, page 880.

Subject to taxes for 1999.

Subject to 25 foot building line, as shown by recorded map.

Subject to 20 foot Easement through lot and 10 foot easement on rear of lot, as shown by recorded map.

Subject to restrictions as shown by recorded Map.

Subject to restrictions or covenants recorded in Misc. Volume 40, page 658 and Misc. Volume 40, page 659, in the Probate Office of Shelby County, Alabama, but omitting any covenants or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Subject to right of way granted to Alabama Power Company by instrument recorded in Volume 333, page 700, in the Probate Office of Shelby County, Alabama.

Subject to right of way to Southern Bell Telephone and Telegraph Company, recorded in Volume 334, page 207, in the Probate Office of Shelby County, Alabama.

Grantor makes no warranty of title as minerals and mining rights.

Kim Schlechter and Kim M. Schlechter is one and the same person.

Subject property is not the homestead of the grantor nor her spouse.

Kim M. Schlechter and Kim M. Schlechter Reilly is one and the same person.

\$ 50,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed 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 GRANTEES, 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, 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 21st
day of April, 19 99

_____(Seal)

_____(Seal)

_____(Seal)

Kim Schlechter Reilly (Seal)
Kim M. Schlechter Reilly (Seal)

_____(Seal)

_____(Seal)

STATE OF TENNESSEE
Sumner COUNTY }

General Acknowledgment

I, The Undersigned Kim M. Schlechter Reilly, a married woman, a Notary Public in and for the said County, in said State, hereby certify that
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 21st day of April, A.D. 19 99

Kim J. Smith Notary Public (SEAL)

My Commission expires: My Commission Expires May 27, 2001