

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

STATE OF ALABAMA),
COUNTY OF SHELBY)

SEND TAX NOTICE TO:

VIRGINIA M. HILL
4022 SADDLE RUN CIR
PELHAM, AL 35124

Inst. # 1999-1969
05/10/1999-19369
08:06 AM CERTIFIED
Shelby County Office of Probate
122 N. 2nd Street
BIRMINGHAM, AL 35203

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED ELEVEN THOUSAND and 00/100 (\$111,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, CARRIE LEE LANKFORD, AN UMARRIED PERSON and VIRGINIA P. ETHERIDGE, AN UNMARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto VIRGINIA M. HILL, AN UMARRIED PERSON, (herein referred to as GRANTEEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 28, ACCORDING TO THE SURVEY OF SADDLE RUN SUBDIVISION, AS RECORDED IN MAP BOOK 11, PAGE 28, 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. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AS RECORDED IN DEED BOOK 79, PAGE 297.
3. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN DEED BOOK 101, PAGE 551; AND DEED BOOK 112, PAGE 49.
4. RIGHT OF WAY TO SHELBY COUNTY, ALABAMA, IN DEED BOOK 135, PAGE 364.
5. RESTRICTIONS APPEARING OF RECORD IN REAL VOLUME 144, PAGE 124, AMENDED BY INSTRUMENT #1997-32801 AND FURTHER AMENDED BY INSTRUMENT #1998-100.
6. RESTRICTIONS AS SHOWN ON RECORDED MAP(S).
7. RIGHT OF WAY IN FAVOR OF ALABAMA POWER COMPANY AND SOUTH CENTRAL BELL TELEPHONE COMPANY BY INSTRUMENT(S) RECORDED IN REAL VOLUME 157, PAGE 579.
8. TERMS, AGREEMENTS AND RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN REAL VOLUME 145, PAGE 705.
9. AGREEMENT WITH ALABAMA POWER COMPANY FOR UNDERGROUND RESIDENTIAL DISTRIBUTION, AS RECORDED IN REAL VOLUME 145, PAGE 712.

10. 20 FOOT BUILDING LINE FROM SADDLE RUN CIRCLE; AND A 20 FOOT SANITARY SEWER BASEMENT ALONG THE FRONT LOT LINE, AS SHOWN ON, RECORDED PLAT.

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

IN WITNESS WHEREOP, the said GRANTORS, CARRIE LEE LANKFORD, AN UNMARRIED PERSON and VIRGINIA P. ETHERIDGE, AN UNMARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 29th day of April, 1999.

CARRIE LEE LANKFORD
CARRIE LEE LANKFORD

VIRGINIA P. ETHERIDGE
VIRGINIA P. ETHERIDGE

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CARRIE LEE LANKFORD, VIRGINIA P. ETHERIDGE 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 29TH day of APRIL, 1999.


Notary Public

My commission expires: 9-29-02

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SHELBY COUNTY JUDGE OF PROBATE
002 MWS 122.00