

This Instrument Was Prepared By:  
Dickerson Morse & Yost, P. C.  
1920 Valleydale Road  
Birmingham, Alabama 35244

Send Tax Notice to:  
Raymond J. Mulvihill  
227 Stonecrest Drive  
Birmingham, Alabama 35242

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **Eighty Six Thousand Nine Hundred and 00/100 Dollars (\$86,900.00)** to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **Linda M. Reeves, married woman** (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Raymond J. Mulvihill, a Single Person** (hereinafter referred to as the GRANTEE), the following described real estate situated in the County of **Shelby** and State of Alabama, to-wit:

**Lot 12, according to the Survey of The Cottages, being a resurvey of Royal Woods Townhomes, as recorded in Map Book 12, Page 19, in the Probate Office of Shelby County, Alabama.**

**Note: \$78,210.00 of the above purchase price is in the form of a mortgage in favor of Region Mortgage, Inc., executed and recorded simultaneously herewith.**

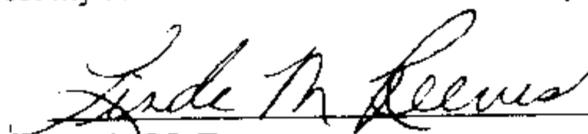
**Note: This is not the homestead property of the Grantor as defined in the Code of Alabama § 6-10-3. Linda M. Reeves and Linda M. Reeves Johnson, Grantee in deed recorded in Real 360 Page 425, are one and the same person.**

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple.

And said GRANTOR does for herself, her successors and assigns covenants with the said GRANTEE, his heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and her heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

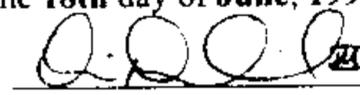
IN WITNESS WHEREOF, I has hereunto set my hand and seal on this the **18th** day of **June, 1999**.

  
Linda M. Reeves

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Linda M. Reeves, married 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the **18th** day of **June, 1999**.

  
Onnie D. Dickerson, III - Notary Public

My Commission Expires: **4/23/2000**

Inst # 1999-25794

06/21/1999-25794  
09:48 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 HNS 17.51