

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME: F. Brice

Kristi A. Mayer

ADDRESS: Two Devon Sq., 744 W. Lancaster Ave.
Wayne, Pennsylvania 19087-2594

101 Cobblestone Terrace
Peelham, AL 35124

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY

That in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **DIANE TROTTER, a single person**

(herein referred to as grantor, whether one or more, grant, bargain, sell and convey unto **Kristi A. Mayer**

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

Lot 1, according to the Survey of Cobblestone Village, as recorded in Map Book 19, Page 76, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to taxes for 1999.

Subject to Building Setback lines, restrictive covenants in favor of Alabama Power Company; Declaration of protective covenants, restrictions, easements and agreement for Cobblestone Village; transmission line permit in favor of Alabama Power Company; Right of way in favor of Shelby County, Alabama, of record. Grantor makes no warranty of title as to minerals and mining rights.

\$120,449.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO 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 GRANTEE(S), 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; and that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE(S), their heirs and assigns forever.

IN WITNESS WHEREOF I/we have hereunto set my/our hand(s) and seal(s), this 10th day of May, 1999.

Phyllis Bennett (Seal)
Phyllis Bennett (Seal)

Diane Trotter (Seal)
Diane Trotter (Seal)

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, *Amy Bibb Walker*, a Notary Public in and for said County, in said State, hereby certify that **DIANE TROTTER, a single person**, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of May, A.D., 1999.

My commission expires:

Amy Bibb Walker
Notary Public
Amy Bibb Walker Inst # 1999-32797

MY COMMISSION EXPIRES OCTOBER 8, 2001

08/05/1999-32797
09:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 12.50