

Send tax notice to:
Deborah C. Yawn
1024 Riverchase Cove
Birmingham, AL 35244

This instrument prepared by:
James R. Moncus, Jr., LLC
Attorney at Law
1313 Alford Avenue
Birmingham, AL 35226

Inst # 2000-02377

STATE OF ALABAMA
COUNTY OF SHELBY

01/24/2000-02377
10:29 AM CERTIFIED

WARRANTY DEED BY COUNTY JUDGE OF PROBATE
003 CJ1 231.00

KNOW ALL MEN BY THESE PRESENTS

That in consideration of Two Hundred Seventeen Thousand Five Hundred and no/100 Dollars (\$217,500.00), in hand paid to the undersigned, William W. Wright and wife, Willodean E. Wright, (hereinafter referred to as the "Grantors") by Deborah C. Yawn, (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantors do, by these presents, grant, bargain, sell, and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7, according to the Survey of Riverchase Cove, as recorded in Map Book 20, Page 109, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2000.
2. Easement over the rear 15 feet of said parcel for public utilities, sanitary sewers, storm sewers, storm ditches as shown on recorded map.
3. 10 foot building restriction line from Riverchase Cove as shown on recorded map.
4. Release of damages recorded under Instrument Number 1994-05727.
5. Declaration of Protective Covenants, Agreements, Easements, Charges and

Liens for Riverchase Residential Association recorded in Misc. Book 14, Page 536 and amended in Misc. Book 17, page 550; Notice of Compliance Certificate recorded in Misc. Book 34, page 549 and amended by Instrument Number 1994-6727 including a Release of Damages.

6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 127, page 140; Deed Book 129, pages 129 and 205; Deed Book 111, page 625.
7. Declaration of Special Covenants for Riverchase Cove as recorded under Instrument Number 1996-02164.
8. Easement to Alabama Power Company as shown by instrument recorded in Deed Book 335, page 35 and Instrument Number 1994-11652.
9. Covenants and agreement regarding septic tank and field lines as set out under Instrument Number 1994-5727.

TO HAVE AND TO HOLD unto the Grantee, her heirs, executors, administrators and assigns forever.

The Grantors do, for themselves, their heirs, executors, administrators and assigns, covenant with said Grantee, her heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall, warrant and defend the same to the Grantee, her heirs, executors, administrators and assigns forever against the lawful claims of all persons.

