

This instrument was prepared by:
Shelly Moss
Galloway & Moss, L.L.C.
11 Oak Street
Birmingham, Alabama 35213

Send tax notice to:
Sheila Ann Mattes
2937 Riverwood Terrace
Birmingham, Alabama 35243

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Ninety-eight Thousand and 00/100 Dollars (\$98,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

Susan Walker Heeschen, a married woman

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Sheila Ann Mattes

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

Lot C, Block 19, according to the Amended Map of Riverwood, Fourth Sector, recorded in Map Book 8, page 136, in the Probate Office of Shelby County, Alabama, together with an undivided one-half of 1/106 interest in the common area set forth in Declarations, recorded in Misc. Book 39, page 880, in said Probate Office.

\$97,802.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2000 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

Susan Walker Heeschen is one and the same as Susan L. Walker

This property does not constitute the homestead of the Grantor or her spouse.

TO HAVE AND TO HOLD Unto Grantee, her heirs and assigns, forever.

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

IN WITNESS WHEREOF, I have set my hand and seal, this 29th day of February, 2000.

By: Susan Walker Heeschen (Seal)

03/09/2000 07:59
10:36 AM CERTIFIED 2000-07531
SHELBY COUNTY JUDGE OF PROBATE
001 001 3.00

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Susan Walker Heeschen, 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 29th day of February, 2000.

Notary Public: Shelly B. Moss
My Commission Expires: 11-5-01