

WARRANTY DEED

This instrument was prepared by:

NAME: B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

SEND TAX NOTICE TO:

NAME: Suzanne Lee
ADDRESS: 1774 Ashville Road
Montevallo, AL 35115

Inst # 2000-42143

12/07/2000-42143
08:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJI 21.00

THE STATE OF ALABAMA
SHELBY COUNTY

Know All Men by These Presents: That in consideration of **Sixty seven thousand five hundred (\$67,500.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I, **Rebecca Elizabeth Riley and Rusty G. Macks, married** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Suzanne Lee**, (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby** County, Alabama, to-wit:

See attached Exhibit "A".

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

\$60,500.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

The proceeds of this loan have been applied on the purchase price of the property described herin, conveyed to the mortgagors simultaneously herewith. This is a purchase money mortgage.

Rebecca Elizabeth Riley and Rebecca Elizabeth Riley Macks are one and the same.

Rebecca E. Macks is one and the same as Rebecca Elizabeth Riley.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 30th day of November 2000.

 (Seal)
REBECCA ELIZABETH RILEY

Witness

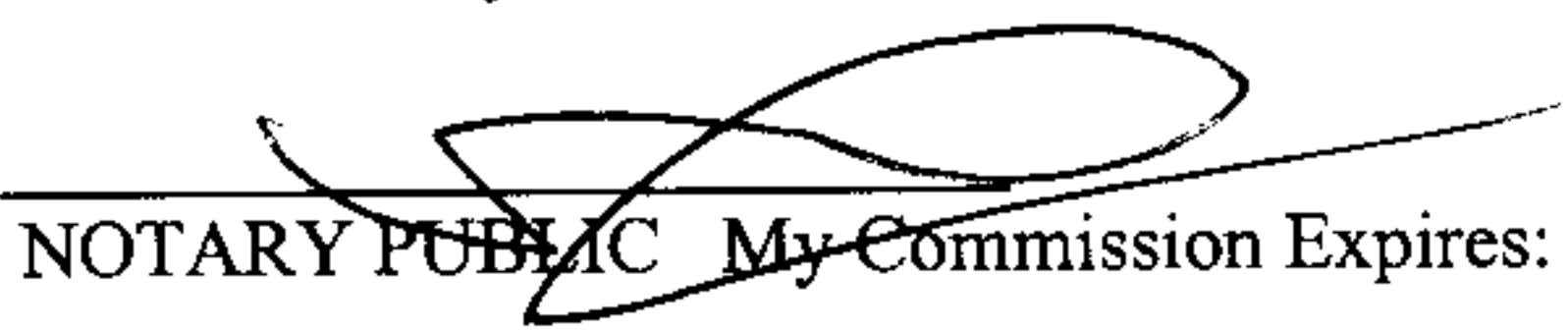
 (Seal)
RUSTY G. MACKS

Witness

STATE OF ALABAMA
SHELBY COUNTY

I, B. Christopher Battles , a Notary Public in and for said County, in said State, hereby certify that **Rebecca Elizabeth Riley and Rusty G. Macks** 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 this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 30th day of November, 2000.


NOTARY PUBLIC My Commission Expires: 2-25-01

Prepared by: R. COLEMAN

AMERICA'S WHOLESALE LENDER

BRANCH #950
100 CONCOURSE PKWY SUITE 100
BIRMINGHAM, AL 35244-
(205)982-9484
Br Fax No.: (205)982-9083

DATE: 11/30/00
CASE #:
LOAN #: 3726756
BORROWER: SUZANNE LEE
PROPERTY ADDRESS: 1774 ASHVILLE ROAD
MONTEVALLO, AL. 35115

LEGAL DESCRIPTION EXHIBIT A

Commence at the SW corner of the SE ¼ of Section 16, Township 22 South, Range 3 West, Shelby County, Alabama, and run East 535.91 feet, thence left 91°02' and run North 124.84 feet to point of beginning; thence continue North along last described course 380 feet; thence right 48°20' and run Northeasterly 105.00 feet; thence right 131°40' and run South 380.0 feet; thence right 48°20' and run Southwesterly for 105.0 feet to point of beginning.

Situated in Shelby County, Alabama.

FHA/VA/CONV
Legal Description Exhibit A
2C4041XX (06/00)

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