

WARRANTY DEED

This instrument was prepared by: SEND TAX NOTICE TO:
NAME: B. CHRISTOPHER BATTLES NAME: Mary E. Stevens
3150 HIGHWAY 52 WEST ADDRESS: 146 Windsor Lane
PELHAM, AL. 35124 Pelham, AL 35124

THE STATE OF ALABAMA
SHELBY COUNTY

Inst # 2001-00076

Know All Men by These Presents: That in consideration of **Three hundred fifty thousand hundred (\$350,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I, **Scott R. Rich and Stephanie K. Rich, married** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Mary E. Stevens**, (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 1308, according to the Amended Map of Weatherly, Wixford Forest, Sector 13, as reocrded in Map Book 22, Page 23, in the Probate Office of Shelby County Alabama.

Mineral and mining rights excepted.

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

\$280,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

\$35,000.00 of the purchase price recited above was paid from 2nd mortgage loan closed simultaneously herewith.

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 6th day of December 2000.

Scott R. Rich By his attorney
in fact Brenda Kirby (Seal)
SCOTT R. RICH

Witness

Stephanie K. Rich
By her attorney in fact (Seal)
STEPHANIE K. RICH

Witness

01/03/2001-00076
10:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 031 49.00

STATE OF ALABAMA)
 SHELBY COUNTY)

Acknowledgment For Power Of Attorney

I, the undersigned, a Notary Public in and for said State, hereby certify that
 Brenda Kirby, whose name as Attorney in Fact for
 Scott R. Rich and Stephanie K. Rich, is signed to the foregoing conveyance and who is
 known to me, acknowledged before me this day that, being informed of the conveyance, he/she, in
 his/her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on
 the day the same bears date.

Given under my hand and official seal this 6th day of December,
2000.



Notary Public

My commission expires: 2-25-2001

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10:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 49.00