

This Instrument was prepared by:  
Smartt Land Transactions, P.C. PKS  
4 Office Park Circle, Suite 204, Birmingham, AL 35223  
205.871-9905

Please send tax notice to: Michael & Kristal Fotheringham  
2404 Meadow Ridge Road  
Birmingham, AL 35242

Inst # 2001-17410

**WARRANTY DEED**

05/03/2001-17410

09:12 AM CERTIFIED

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY JUDGE OF PROBATE

001 DLH 42.05

That in consideration of two hundred ninety five thousand nine hundred and no/100, dollars (\$295,900.00),

to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is acknowledged,

**Ricky A. Trotter and wife Jennifer Lynn Trotter**

(herein referred to as grantor), grant, bargain, sell and convey unto

**Michael J. Fotheringham and wife Kristal R. Fotheringham**

(herein referred to as grantee), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 1, according to the Survey of 2<sup>nd</sup> Sector The Ridge at Meadowbrook, as recorded in Map Book 16, Page 123, in the Probate Office of Shelby County, Alabama.

From the purchase price of two hundred ninety five thousand nine hundred and no/100 dollars (\$295,900.00), two hundred sixty six thousand three hundred and no/100 dollars (\$266,300.00) is from a purchase money first mortgage from MortgageSouth, L.L.C., its successors and/or assigns as their interests may appear, given with this deed and recorded simultaneously herewith.

Subject to easements and restrictions of record.

TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 30<sup>th</sup> day of April, 2001.

  
Ricky A. Trotter

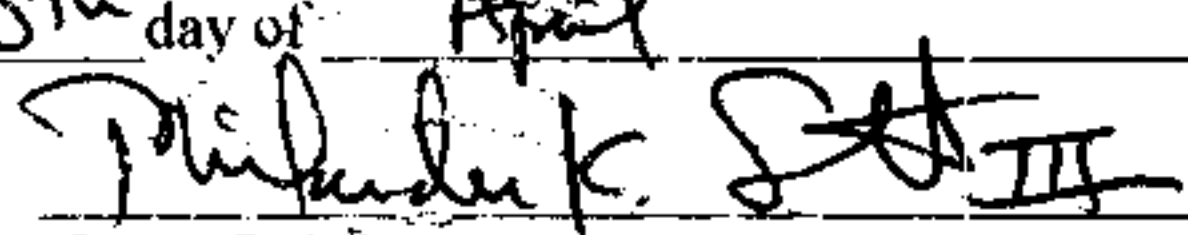
  
Jennifer Lynn Trotter

STATE OF ALABAMA )  
SHELBY COUNTY )

General Acknowledgment

I, Philander K. Smartt III, a Notary Public in and for said County, in said State, hereby certify that Ricky A. Trotter & Jennifer Lynn Trotter whose name(s) 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30<sup>th</sup> day of April, 2001.

  
Notary Public

My Commission Expires: 2/11/03