

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of \$100.00 and other good and valuable consideration paid by **Paulette Richardson** to **Paulette Richardson and Husband Matthew Richardson** (hereinafter called "Grantors"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said **Paulette Richardson** (hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying and being situated in **SHELBY** County, Alabama, to-wit:

Lot 83, according to a Map of Autumn Ridge, as recorded in Map Book 12, Pages 4, 5, and 6, in the Probate Office of Shelby County, Alabama.

Address of the Property: 1105 Independence Drive
Alabaster, AL 35007

Approximate market value of the property conveyed: \$147,900.00.

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A VALID TITLE SEARCH.

Subject to taxes for the year 2002 and subsequent years, easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its individual or corporate capacity, and the undersigned expressly limits its liability hereunder to the property now or hereafter held by it in the representative capacity named.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the 22 day of OCTOBER, 20 01.

Paulette Richardson
Grantor

Matthew Richardson
Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Paulette Richardson and husband Matthew Richardson**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily.

Given under my hand and official seal this 22 day of OCTOBER, 20 01

[Signature]
Notary Public
Commission Expires: 11/13/2004

THIS INSTRUMENT PREPARED BY:
Kevin Hays and Associates, P.C.
100 Concourse Parkway, Suite 101
Birmingham, Alabama 35244

SEND TAX NOTICES TO:
Paulette Richardson
1105 Independence Drive
Alabaster, AL 35007

Inst # 2001-45896

10/23/2001-45896
02:28 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

001 CH 159.00