

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF Shelby)
SEND TAX NOTICE TO:
Jennifer McCormick-Sullivan
4838 Riverwood Place
Birmingham, AL 35242

THIS INSTRUMENT PREPARED BY: David
C. Skinner, 2700 Rogers Drive, Suite 208;
Birmingham, AL 35209; (205) 871-9566. No
title opinion requested, none rendered.

KNOW ALL MEN BY THESE PRESENTS that Kay H. Baggett, a married individual, (hereinafter "GRANTOR"), for and in consideration of the sum of **119,500.00**, to him/her in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTOR hereby grants, bargains, sells and conveys to Jennifer McCormick-Sullivan (hereinafter "GRANTEE"), in fee simple, that property and interest described as follows:

Lot A, in Block 3, according to the Survey of Riverwood, First Sector, as recorded in Map Book 8, Page 49, in the Probate Office of Shelby County, Alabama, together with an undivided interest in the common area as set forth in the Declarations recorded in Misc. Book 39, Page 880.

* Kay H. Baggett is formerly known as Kay H. Gray *

117,653.00 of the purchase price was paid with a contemporaneous Purchase Money Mortgage.

SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests of record affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights interests whatsoever (of record or otherwise).

TO HAVE AND TO HOLD the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEE and his/her successors, heirs and assigns forever.

GRANTOR DOES HEREBY COVENANT, for himself/herself, his/her successors, heirs and assigns, with GRANTEE, his/her successors, heirs and assigns, that GRANTOR is at the time of these presents, lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTOR has a good right to sell and convey the same and (d) that GRANTOR will warrant and defend the said premises to said GRANTEE, his/her successors, heirs and assigns, forever against the lawful claims and demands of all persons.

GRANTOR HAS HERETO set his/her hand and seal on November 1, 2002

Kay H. Baggett
Kay H. Baggett f/k/a Kay H. Gray

P. Richard Baggett hereby represents that (a) she/he is the spouse of Kay H. Baggett, (b) the property made the subject of this conveyance is not now and has never been the homestead of P. Richard Baggett or Kay H. Baggett and (c) she/he hereby releases any homestead rights she/he may have in the property. To the extent P. Richard Baggett has any right title or interest in the property, she/he, hereby joins in this conveyance as a GRANTOR.

P. Richard Baggett
P. Richard Baggett

STATE OF ALABAMA
COUNTY OF Shelby

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that Kay H. Baggett and P. Richard Baggett whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that being informed of the contents of the said instrument, they executed the same voluntarily on the day and year set forth above.

GIVEN UNDER MY HAND, on November 1, 2002.

William E. Pitts
NOTARY PUBLIC; my commission expires

