

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

20030708000429290 Pg 1/1 34.00
Shelby Cnty Judge of Probate, AL
07/08/2003 09:58:00 FILED/CERTIFIED

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **ONE HUNDRED FOURTEEN THOUSAND AND NO/100'S (\$114,000.00)** DOLLARS, and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged, **CITIFINANCIAL CORPORATION**, a(n) _____ Corporation (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL AND CONVEY unto **MITCHELL WILLIAMS** (herein referred to as GRANTEE), her heirs and assigns, the following described real estate, situated in the County of SHELBY and State of Alabama, to-wit:

LOT 12, IN BLOCK 6, ACCORDING TO THE MAP OF MEADOWVIEW, THIRD SECTOR, AS RECORDED IN MAP BOOK 25, PAGE 123, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record affecting Grantor's title to said property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

For advalorem tax purposes the property address is **223 MEADOWLARK DRIVE, MONTEVALLO Alabama**, SHELBY County, Alabama.

\$ 114,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

The preparer of this instrument has served as a scrivener only and has not examined title to the property for purposes of Grantors's representations made herein or rendered any opinion with respect thereto.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE, her heirs and assigns FOREVER.

IN WITNESS WHEREOF, **CITIFINANCIAL CORPORATION**, has caused this instrument to be executed by Lynn Effinger, its Vice President, this the 24 day of June, 2003.

CITIFINANCIAL CORPORATION

BY: _____

Its: _____

Lynn Effinger
Vice President

THE STATE OF Maryland)
COUNTY OF Baltimore)

I, the undersigned authority, a Notary Public, in and for said State and County, hereby certify that Lynn Effinger whose name as Vice President of **CITIFINANCIAL CORPORATION**, a(n) _____ Corporation is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he as said Lynn Effinger Vice President executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this 24 day of June, 2003.

SEAL

Amy E. K. Bitz
Notary Public

My Commission Expires: 10-1-05

THIS DOCUMENT PREPARED BY:
Daniel P. Rosser
P.O. Box 59501
Birmingham, Alabama 35259

AMY E. K. BITZ
Notary Public
Baltimore County
Of the State of Maryland
Commission Expires Oct 1, 2005