

(\$91,000) Nine thousand One Thousand of the purchase price was paid from
proceeds of a mortgage loan closed simultaneously herewith



THIS INSTRUMENT PREPARED BY:
Douglas H. Scofield, Atty
P O BOX 381704
BIRMINGHAM, AL 35238

WARRANTY DEED

20050505000215180 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
05/05/2005 09:03:51AM FILED/CERT

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **NINETY- ONE THOUSAND AND NO/100 DOLLARS**, (\$91,000.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SHEILA ANN MATTES AKA SHEILA MATTES GARRETT, A MARRIED WOMAN**, (hereinafter called "Grantor") does hereby GRANT, BARGAIN, SELL AND CONVEY unto **GEORGE A. FARR, AN UNMARRIED MAN**, (hereinafter called "Grantee"), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

LOT C, IN BLOCK 19 ACCORDING TO THE AMENDED MAP OF RIVERWOOD, FOURTH SECTOR, AS RECORDED IN MAP BOOK 8, PAGE 136, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, TOGETHER WITH AND UNDIVIDED ONE-HALF OF 1/106 INTEREST
IN THE COMMON AREA SET FORTH IN DECLARATION, RECORDED IN MISC. BOOK 39, PAGE 880, IN SAID PROBATE OFFICE.

*****This property does not constitute the homestead of Sheila Ann Mattes*****

Together with any improvements and/or personal property affixed thereto.

This conveyance is made subject to the following:

1. Taxes due October 1, 2005
2. Any and all exceptions of record.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

Grantor does individually and for the heirs, executors and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed on this the 2ND day of MAY, 2005.


SHEILA ANN MATTES

STATE OF ALABAMA
JEFFERSON COUNTY

I, a Notary Public, for the State at Large, hereby certify that **SHEILA ANN MATTES AKA SHEILA MATTES GARRETT, A MARRIED WOMAN**, whose names is signed to the foregoing Warranty Deed, and who is, that she executed the same voluntarily on the day the same bears dated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL on this the 2ND day of MAY, 2005.


Notary Public: Douglas H. Scofield
My Commission Expires: 10/07/06

(Seal)