

THIS INSTRUMENT PREPARED BY:  
Watkins Law Firm, LLC  
3540 Independence Drive  
Birmingham, AL 35209

GRANTEE'S ADDRESS  
Lynne Jolie Richardson  
5001 Little Turtle Drive  
Birmingham, AL 35242

20060103000002340 1/1 \$15.00  
Shelby Cnty Judge of Probate, AL  
01/03/2006 01:24:31PM FILED/CERT

STATE OF ALABAMA )  
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

*All the considerations  
being paid by the  
Mortgage.*

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Nineteen Thousand Nine Hundred and 00/100 (\$219,900.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, Gregory C. Ott and Corilyn Mae Ott, a married couple, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, Lynne Jolie Richardson, a single woman, (hereinafter referred to as GRANTEE) the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 9, Block 13, According to the Survey of Broken Bow South, as recorded in Map Book 11, Page 82, in the Probate Office of Shelby County, Alabama. Less and except the following 42 square foot parcel: commence at the SE corner of said Lot 9; thence run West along said Lot line 14.00 feet; thence 156 degrees 27' 57" Right, 15.01 feet to the East line of said Lot 9; thence 111 degrees 18' 05" Right 6 feet to the point of beginning.  
Situated in Shelby County, Alabama

**TO HAVE AND TO HOLD**, unto the said GRANTEE, its heirs and assigns forever.

And the GRANTORS do for themselves, their successors and assigns, covenant with the said GRANTEE, his heirs and assigns, that they are lawfully seized in fee simple of said premises; that said premises is free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall, warrant and defend the same to the said GRANTEE, his heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said GRANTORS, have hereto set their signatures and seal, this 30<sup>th</sup> day of December, 2005.

*Gregory C. Ott*  
GRANTOR

*Corilyn Mae Ott*  
GRANTOR

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that the above listed parties, whose names are signed to the foregoing instrument, and who are known to me or who were each made known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, with full authority, 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 December, 2005.

*Springer Anne Castleberry*  
Notary Public  
My Commission Expires: 4/13/09