

WARRANTY DEED

This Instrument Was Prepared By:
Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

Send Tax Notice To:
Bess L. Mulligan
4869 Riverwood Pl.
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One and No/100 Dollars (\$1.00) and The Purpose of Clearing Title, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Bess L. Mulligan**, an unmarried woman, and **Traci C. Smith (fka Tracie L. Clowdus)** a married woman, (herein referred to as Grantors) do grant, bargain, sell and convey unto **Bess L. Mulligan** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot A, Block 7, according to the Survey of Riverwood, Second Sector, as recorded in Map Book 8, Page 65, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with an undivided 1/106th interest in the Common Area as set forth in the Declarations recorded in Misc. Volume 39, Page 880 in the Probate Office.

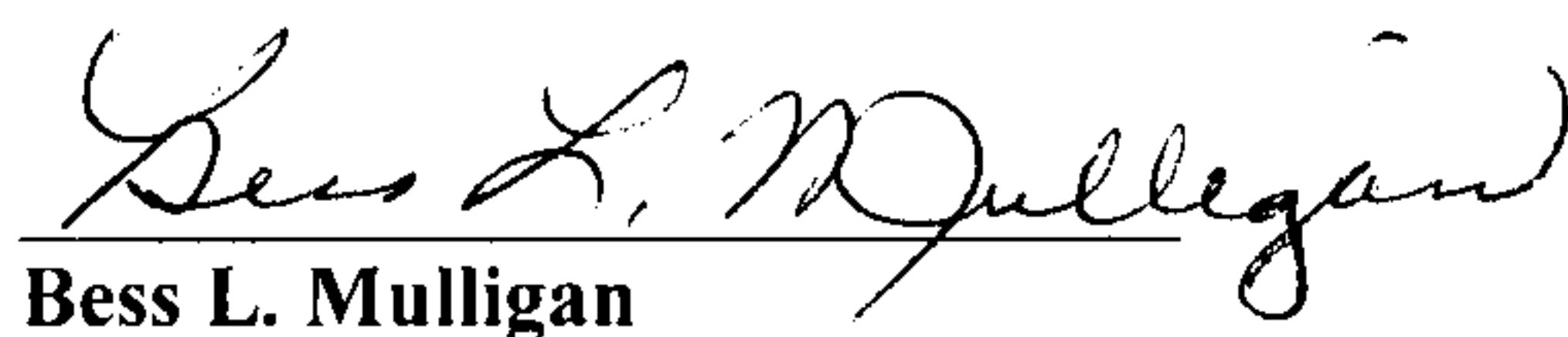
Said property is not the homestead of the Grantor, Traci C. Smith (fka Tracie L. Clowdus) or the homestead of her spouse.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.
Subject to that certain mortgage recorded in Inst No. 1997-15989.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, her heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 27th day of April, 2009.


Bess L. Mulligan


Traci C. Smith

STATE OF ALABAMA
COUNTY OF *Chilton*

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Traci C. Smith (fka Tracie L. Clowdus)** a married woman, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she executed the same voluntarily, individually, on the day the same bears date.

Given under my hand and seal this the 27th day of April, 2009.

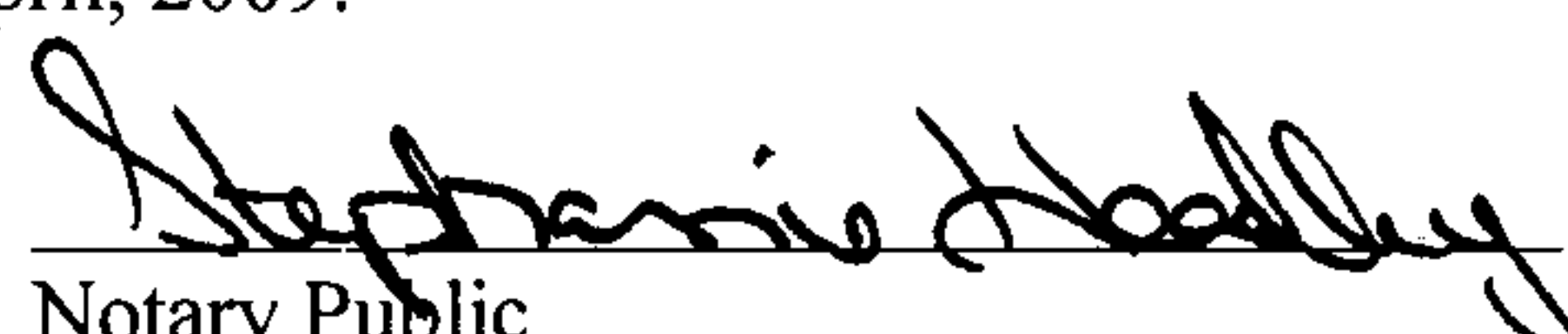

Notary Public
My Commission Expires:

STATE OF ALABAMA
COUNTY OF JEFFERSON
Chilton

MY COMMISSION EXPIRES APRIL 29, 2012

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Bess L. Mulligan**, an unmarried woman, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she executed the same voluntarily, individually, on the day the same bears date.

Given under my hand and seal this the 27th day of April, 2009.


Notary Public
My Commission Expires:

MY COMMISSION EXPIRES APRIL 29, 2012


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Shelby Cnty Judge of Probate, AL
05/04/2009 02:06:45 PM FILED/CERT