

R94-1216

Inst # 1994-06230

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden
PADEN & HARRIS
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

RICHARD E. RUSHING JR.
104 TRADEWINDS CIRCLE
ALABASTER, ALABAMA 35007

Inst # 1994-06230

02/25/1994-06230
09:21 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MCD 22.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of NINETY NINE THOUSAND DOLLARS and 00/100 (\$99,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, RODNEY D. WALDROP and TRACEY M. WALDROP, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto RICHARD E. RUSHING JR. and MYLEND A F. RUSHING, HUSBAND AND WIFE, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 37, ACCORDING TO THE MAP AND SURVEY OF THIRD SECTOR, PORTSOUTH, AS RECORDED IN MAP BOOK 7, PAGE 110, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:


1. Subject to the taxes for the year beginning October 1, 1993, which constitute a lien, but are not yet due and payable until October 1, 1994.
2. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 318, Page 11.
3. Restrictions appearing of record in Misc. Book 29, page 557.
4. Terms, agreements and right of way to Alabama Power Company, as recorded in Misc. 29, Page 406.
5. Agreement with Alabama Power for underground residential distribution as recorded in Misc. 29, Page 400.
6. Agreement with Plantation Pipe Line Company in Misc. Book 26, Page 104.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto as recorded in Deed book 246, Page 97.
8. Reservation, rights and agreements as set out in Deed Book 246, Page 97.
9. 35 foot building line from Tradewinds Circle, 10 foot utility easement across rear lot line, as shown on recorded plat.

\$89,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, his, her or their heirs and assigns, forever.

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

IN WITNESS WHEREOF, the said GRANTORS, RODNEY D. WALDROP and TRACEY M. WALDROP, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 18th day of February, 1994.



RODNEY D. WALDROP



TRACEY M. WALDROP

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that RODNEY D. WALDROP and TRACEY M. WALDROP, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 18th day of February, 1994.



Notary Public

My commission expires: 7/16/94

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2.00