

SEND TAX NOTICES TO:

Vicki C. Bush
2578 North Chandalar Lane
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ninety-Nine Thousand Nine Hundred and no/100 Dollars (\$99,900.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged **RUDY R. JAMES by LINDA GOWLAND JAMES, ATTORNEY IN FACT and wife, LINDA GOWLAND JAMES**, (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **VICKI C. BUSH**, (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 12, according to the Survey of Chanda Terrace, Third Sector, as recorded in Map Book 10, page 97, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions, covenants, rights of way of record, taxes for 2000 and subsequent years not yet due and payable.

\$99,847.00 of the purchase price recited herein was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The property is not the homestead of the Grantor nor of the Grantor's spouse.

AND THE GRANTOR does for their heirs and executors, successors and assigns, covenant with said Grantee, her successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted above, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and their heirs and executors, successors and assigns shall warrant and defend same to said Grantee, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 25th day of May, 2000.


(GRANTOR) Rudy R. James by Linda Gowland James,
Attorney In Fact *Atty In Fact*


(GRANTOR) Linda Gowland James

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **RUDY R. JAMES by LINDA GOWLAND JAMES, ATTORNEY IN FACT & LINDA GOWLAND JAMES**, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she executed the same voluntarily in her capacity as Attorney in Fact and individually, on the day the same bears date.

Given under my hand and official seal, this the 25th day of May, 2000


NOTARY PUBLIC Anne R. Strickland
My Commission Expires: 05/11/01

THIS INSTRUMENT PREPARED BY:
Anne R. Strickland, Attorney at Law
5330 Stadium Trace Parkway, Suite 250
Birmingham, AL 35244

06/05/2000-18477
08:27 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 12L 1.00

Inst. # 2000-18477