

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Two Hundred Thousand and No/100 (\$200,000.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we **BRANDON MARIN SCRUSHY, an unmarried individual**, herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **KARON BROOKS**, referred to as Grantee(s), her heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 10, BLOCK 8, ACCORDING TO THE SURVEY OF KERRY DOWNS, A SUBDIVISION OF INVERNESS, AS RECORDED IN MAP BOOK 5, PAGES 135 AND 136, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$150,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

BRANDON MARIN SCRUSHY IS ONE AND THE SAME AS BRANDON M. SCRUSHY.

SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records.
Ad valorem taxes for the year 2007, are a lien, but not yet due and payable, and any subsequent years.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), her heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), her heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), her heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 4th day of September, 2007.

Shelby County, AL 09/07/2007
State of Alabama

Deed Tax: \$50.00

BRANDON MARIN SCRUSHY

BY:

GERALD P. SCRUSHY, ATTORNEY-IN-FACT

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that Brandon Marin Scrushy, by Gerald P. Scrushy, Attorney-in-Fact 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, in his capacity of Attorney-in-Fact for Brandon Marin Scrushy and with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 4th day of September, 2007.

My Commission Exp:

Notary Public

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER P. MOSELEY
Moseley & Associates, P.C.
2871 Acton Road, Suite 101
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:
1165 Eagle Park Road
Birmingham, Alabama 35242

CHRISTOPHER P. MOSELEY
MY COMMISSION EXPIRES 10/07/09