

HARRISON COWWILL & HARRISON ✓  
P. O. BOX 557  
Columbiana, Alabama 36051

WARRANTY DEED

STATE OF ALABAMA  
SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-Six Thousand Seven Hundred and no/100--(\$26,700.00)-----

the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, we,  
Gregg Rushton and wife, Karen B. Rushton; Virginia A. McGaughy, a widow  
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Virginia A. McGaughy

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Lot 18, Block 1 of Bermuda Hills, 1st Sector as recorded in Book 6,  
Page 1 of the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights-  
of-way and other limitations, if any, of record.

BOOK 332 PAGE 984

MAY 21 11 3 05 Recd 27.00  
Re - 2.00  
Exp. 1.00  
30.00

TO HAVE AND TO HOLD to the said grantee, 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 said grantee, 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 14th  
day of May, 1981

(SEAL) Gregg Rushton (SEAL)  
(SEAL) Karen B. Rushton (SEAL)  
(SEAL) Virginia A. McGaughy (SEAL)

STATE OF ALABAMA }  
SHELBY COUNTY }

General Acknowledgment

a Notary Public in and for said County,

I, the undersigned authority  
in said State, hereby certify that  
Gregg Rushton and wife, Karen B. Rushton; Virginia A. McGaughy, a widow  
whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that  
being informed of the contents of the same, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this day of May, A.D. 1981

