

1602

This instrument was prepared by  
(Name) Larry L. Halcomb  
(Address) 3512 Old Montgomery Highway  
Homewood, Alabama 35209

Send Tax Notice To: Julie Annette Scrushy  
3448 Wildewood Drive  
Pelham, Alabama 35124  
address

**WARRANTY DEED-**

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty one thousand five hundred & No/100 (61,500.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Carol Sue Henderson, as Executrix of the Estate of Louise Detamore Henderson, Deceased, Probate Case #P 131980

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Julie Annette Scrushy

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

Lot 21, Block 2, according to the Survey of Wildwood Village, First Addition, Second Sector, as recorded in Map Book 8, page 78, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1990.

Subject to easements, restrictions, rights-of-way for South Central Bell and Alabama Power Company and agreement with Alabama Power Company of record.

The grantor does not warrant title to minerals and mining rights.

1. Deed Tax	\$	<u>50</u>
2. Mtg. Tax	\$	
3. Recording Fee	\$	<u>2.50</u>
4. Indexing Fee	\$	<u>3.00</u>
5. No Tax Fee	\$	
6. Certified Fee	\$	<u>1.00</u>
Total	\$	<u>7.00</u>

BOOK 280 PAGE 325

\$61,138.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 the said GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 26th day of February, 1990.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
90 FEB 27 AM 9:55  
JUDGE OF PROBATE

Carol Sue Henderson, Executrix  
Carol Sue Henderson, as Executrix of the Estate of Louise Detamore Henderson, deceased.

STATE OF ALABAMA }  
JEFFERSON COUNTY }

**General Acknowledgment**

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Carol Sue Henderson, Executrix whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily \* on the day the same bears date.

Given under my hand and official seal this 26th day of February, A. D., 19 90.

Larry L. Halcomb  
Notary Public

\*In her capacity as Executrix of the Estate of Louise Detamore Henderson, deceased, Probate #P 131980 My Commission Expires July 23, 1994