

WARRANTY DEED

THE STATE OF ALABAMA,  
JEFFERSON COUNTY.

(\$111,500.00)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of --One Hundred Eleven Thousand, Five Hundred & No/100- DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, Steven V. Wornick and Bridget D. Wornick, husband and wife (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto Virgil Guyon Wells, III and Cheryl C. Dermody (herein referred to as GRANTEE(S), heirs and assigns, the following described Real Estate, situated in the County of Shelby and State of Alabama, to-wit:

LOT 20, ACCORDING TO THE SURVEY OF RUSSET BEND, AS RECORDED IN MAP BOOK 11, PAGE 52, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

\$111,250.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 289 PAGE 307

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

90 MAY -1 AM 9:57

*Thomas A. Swannick, Jr.*  
JUDGE OF PROBATE

1. Deed Tax	-----	\$	50
2. Mig. Tax	-----	\$	
3. Recording Fee	-----	\$	3.50
4. Indexing Fee	-----	\$	3.00
5. No Tax Fee	-----	\$	
6. Certified Fee	-----	\$	1.00
Total	-----	\$	7.00

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

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they are 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 said GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF we have hereunto set our hands and seals, this 27 day of April 1990

WITNESS:

*David Rich*  
*Mary A. Diamond*

*Steven V. Wornick* (L. S.)  
*Bridget D. Wornick* (L. S.)  
*Bridget D. Wornick* (L. S.)  
*Bridget D. Wornick* (L. S.)

THE STATE OF ALABAMA,  
JEFFERSON COUNTY.

I, George Ann Apple, a Notary Public in and for said State Alabama hereby certify that Steven V. Wornick and Bridget D. Wornick, husband and wife

whose names 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of April 1990

MY COMMISSION EXPIRES SEPT. 18, 1991

*George Ann Apple* Notary Public.