

WARRANTY DEED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Thomas M. Trussell
137 Kentwood Way
Alabaster, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTY THREE THOUSAND AND NO/100 DOLLARS (\$ 153,000.00) to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **RANDALL F. GANN AND WIFE, RHONDA C. BUELL GANN**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **THOMAS M. TRUSSELL** (herein referred to as Grantee) the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 84, according to the Survey of Kentwood, 2nd Addition, Phase I, as recorded in Map Book 18, Page 60, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$114,750.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

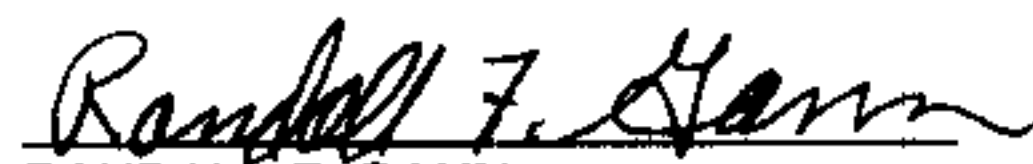
\$22,950.00 of the purchase price recited above was paid from a second mortgage loan closed simultaneously herewith.

Rhonda C. Buell Gann, the Grantor herein, is one and the same person as Rhonda C. Buell.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall, warrant and defend the same to the said Grantee, his heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seal, this 16th day of June, 1997.


RANDALL F. GANN


RHONDA C. BUELL GANN

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **RANDALL F. GANN AND WIFE, RHONDA C. BUELL GANN**, 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 the 16th day of June, 1997.

Inst # 1997-19192 Notary Public

My Commission Expires: 11/20/2000

06/19/1997-19192
09:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MC3 24.00

1997-19192