

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by: R. Shan Paden PADEN & PADEN Attorneys at Law 100 Concourse Parkway, Suite 130 Birmingham, Alabama 35244

SEND TAX NOTICE TO: RUSSELL L. SCRUGGS 912 WILLOW BEND ROAD PELHAM, AL 35124

STATE OF ALABAMA) COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FIVE THOUSAND and 00/100 (\$105,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, CHARLES PETER MORAITES, A SINGLE MAN and DEANNA DOUGLAS MORAITES, A SINGLE WOMAN (herein referred to as GRANTORS) do grant, bargain, sell and convey unto RUSSELL L. SCRUGGS, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 23, IN BLOCK 2, ACCORDING TO THE SURVEY OF CAHABA VALLEY ESTATES, 3RD SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 107, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

- 1. Subject to the taxes for the year beginning October 1, 1996 which constitutes a lien but are not yet due until October 1, 1997.
2. Easement over the West 7.5 feet and South 7.5 feet of said parcel for public utilities, sanitary sewers, storm ditches as shown on recorded map.
3. 35 foot building restriction line from Willow Bend Road as shown on recorded map.
4. Restrictions appearing of record in Misc. Volume 21, Page 224.
5. Easement and right-of-way granted Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Deed Book 277, Page 640.
6. Right-of-way granted Alabama Power Company recorded in Deed Book 108, Page 379.
7. Right-of-way granted South Central Bell Telephone Company recorded Deed Book 276, Page 39.

\$104,750.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, 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 GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized

07/02/1997-20570 09:56 AM CERTIFIED SHELBY COUNTY JUDGE OF PROBATE 11.50

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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, DEANNA DOUGLAS MORAITES, have hereunto set her signature and seal, this the _____ day of June, 1997.

IN WITNESS WHEREOF, the said GRANTORS, CHARLES PETER MORAITES, have hereunto set his signature and seal, this the 10th day of June, 1997.

Charles Peter Moraites
CHARLES PETER MORAITES

Deanna Douglas Moraites
DEANNA DOUGLAS MORAITES

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DEANNA DOUGLAS MORAITES 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, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 5th day of JUNE, 1997.

Kenneth D. Groden
Notary Public

My commission expires: 4-29-99

STATE OF LOUISIANA)
COUNTY OF Lafayette)
Parish

Inst # 1997-20570

07/02/1997-20570

09:56 AM CERTIFIED

ACKNOWLEDGED BY JUDGE OF PROBATE
DOE NOT 11.50

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CHARLES PETER MORAITES and DEANNA DOUGLAS MORAITES 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, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 10th day of JUNE, 1997.

Tina M. Mouton
Notary Public

My commission expires: STATE OF LA., PARISH OF LAFAYETTE
COMMISSION IS FOR LIFE

INSTRUMENT NOT PREPARED
BY THIS NOTARY PUBLIC
ATTESTING TO SIGNATURES ONLY