

This instrument was prepared by

Send Tax Notice To:

Holliman, Shockley & Kelly  
(Name) 2491 Pelham Parkway  
Pelham, AL 35124  
(Address)

Debbie Henderson  
(Name) 113 Sugar Drive  
Pelham, AL 35124  
(Address)

WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety-Two Thousand, Five Hundred and no/100  
to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Susan McKeen Bruno and husband Sam Bruno

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

Debbie Henderson

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

Lot 39, according to the Amended Map of Sugar Oaks, as  
recorded in Map Book 16, Page 126, in the Probate Office of  
Shelby County, Alabama, being situated in Shelby County,  
Alabama.

SUBJECT TO: (1) Taxes for the year 1998 and subsequent years; (2) Easements,  
restrictions, reservations, rights-of-way, limitations, covenants and conditions  
of record, if any; (3) Mineral and mining rights, if any.

\$ 72,600.00 of the purchase price recited above was paid from the proceeds of a  
first mortgage loan executed and recorded simultaneously herewith.

The property of the herein described real property is being financed in whole or  
in part from the proceeds of a purchase money mortgage being executed 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 GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 8th day of  
July 19 98.

(Seal) Susan McKeen Bruno (Seal)  
Susan McKeen Bruno  
(Seal) Sam Bruno (Seal)  
Sam Bruno

STATE OF ALABAMA  
COUNTY OF SHELBY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County in said State, hereby  
certify that Susan McKeen Bruno and husband Sam Bruno 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 conveyance,  
they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 8th day of July 19 98.

James Holliman  
Notary Public 3-12-2001

Inst # 1998-28133  
07/24/1998-28133  
09:29 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
901 S.W. 28.50  
Inst # 1998-28133