

This instrument was prepared by:

(Name) GENE W. GRAY, JR.

Send Tax Notice To: SUNNY W. HENDERSON

(Address) 2100 SOUTHBRIDGE PARKWAY, #638  
BIRMINGHAM, ALABAMA 35209

name

619 CAHABA MANOR TRAIL

address

PELHAM, ALABAMA 35124

WARRANTY DEED-

STATE OF ALABAMA

Jefferson

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SEVENTY THREE THOUSAND AND NO/100

DOLLARS (\$73,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
or we, VICKI S. CARDONE AND HUSBAND, ROBERT V. CARDONE AND JAMES D. SCOTT AND WIFE,  
ELLEN I. SCOTT

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

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY

County, Alabama,

to-wit:

LOT 18 AND THE EAST 3.1 FEET OF LOT 19, ACCORDING TO THE SURVEY OF CAHABA  
MANOR TOWNHOMES, THIRD ADDITION AS RECORDED IN MAP BOOK 7, PAGE 158 IN THE  
PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 1, 1998 AND THEREAFTER.

EASEMENT ON RECORD MAP.

DECLARATION OF PROTECTIVE COVENANTS IN MISC. VOL. 49, PAGE 241 AND MISC. VOL.  
49, PAGE 238.

AGREEMENT WITH ALABAMA POWER COMPANY IN MISC. VOLUME 34, PAGE 457.

RESTRICTIONS REGARDING ALABAMA POWER COMPANY IN MISC. VOL 34, PAGE 463.

RIGHT OF WAY TO ALABAMA POWER COMPANY IN VOLUME 325, PAGE 131; VOLUME 108,  
PAGE 379.

ALL OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

VICKI S. CARDONE IS ONE AND THE SAME PERSON AS VICKI SCOTT.

08/04/1998-29570  
08:42 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CRH 11.00

TO HAVE AND 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 person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal (s), this 31st  
day of July, 19 98

ELLEN I. SCOTT

VICKI S. CARDONE

ROBERT V. CARDONE

JAMES D. SCOTT

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for the said County, in said State, hereby certify that  
VICKI S. CARDONE AND HUSBAND, ROBERT V. CARDONE AND JAMES D. SCOTT AND WIFE, ELLEN I.  
SCOTT 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 hands and official seal this 31st day of July, A.D., 19 98

GENE W. GRAY, JR.

Notary Public