

Send tax notice to:
Sandra W. Scales
3621 Chippenham Drive
Birmingham, Alabama 35242

Inst # 1999-32212

✓ This Instrument Prepared By:
Leonard Wertheimer, III
Feld, Hyde, Lyle, Wertheimer & Bryant, P.C.
2000 SouthBridge Pkwy., Suite 500
Birmingham, Alabama 35209

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of One Dollar and other good and valuable considerations, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, Jerome C. Scales and Sandra W. Scales, husband and wife (hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto Sandra W. Scales (hereinafter referred to as "Grantee"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 340, according to the Survey of Brook Highland, an Eddleman Community, 7th Sector, recorded in Map Book 13, Page 9 A & B, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE:
Shelby County Probate Court
4/16/1992-4806

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or the subsequent year but not yet payable.
2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantee, her successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs, successors 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

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SHELBY COUNTY JUDGE OF PROBATE
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Grantee, her heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal this 26 day of July, 1999.

Jerome C. Scales
Jerome C. Scales

Sandra W. Scales
Sandra W. Scales

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Jerome C. Scales and Sandra W. Scales, 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 this the 26th day of JULY, 1999.

Willie J. Tigner
Notary Public

WILLIE J. TIGNER
Printed Name

[NOTARY SEAL]

My Commission Expires: 03-03-2001

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