

THIS INSTRUMENT PREPARER::

Send Tax Notice To:

NAME: _____
ADDRESS: Two Devon Sq., 744 W. Lancaster Ave.
Wayne, PA 19087-2594

Scott Howard
148 Winterhaven Drive
Alabaster, AL 35007

STATE OF ALABAMA }
COUNTY Shelby }

KNOW ALL MEN BY THESE PRESENTS:

(92500)

That in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **BRIAN K. MCGREGOR**, an unmarried man

(herein referred to as grantor, whether one or more, grant, bargain, sell and convey unto
SCOTT HOWARD AND HEATHER HOWARD

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

Lot 8, Block 4, according to the Survey of Bermuda Hills, Second Sector, First Addition, as recorded in Map Book 7, Page 16, in the Office of the Judge of Probate of Shelby County, Alabama.

\$95,250.00 of the purchase price was paid from a purchase money mortgage closed and recorded 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 **GRANTEE(S)**, 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 **GRANTEE(S)**, their heirs and assigns forever.

IN WITNESS WHEREOF I/we have hereunto set my/our hand(s) and seal(s), this 13th day of June, 2000

(Seal)

(Seal)

(Seal)

Brian K. McGregor (Seal)
Brian K. McGregor
Inst # 2000-22527
07/06/2000-22527 (Seal)
10:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 3:00 (Seal)

STATE OF PA }
ALLEGHENY COUNTY }

General Acknowledgment

I, Janice K NEBEL, a Notary Public in and for said County, in said State, hereby certify that **BRIAN K. MCGREGOR**, 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of June, A.D., 2000

Janice K Nebel
Notary Public

My commission expires:

NOTARIAL SEAL
JANICE K. NEBEL, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires May 27, 2004

