



# WARRANTY DEED

State of Alabama  
SHELBY County

SEND TAX NOTICE TO:  
SCOTT A. RICHARDS  
723 3RD STREET NE  
ALABASTER AL 35007

**Know all men by these presents:**

That in consideration of **One Hundred One Thousand Nine Hundred and 00/100 (\$101900)**

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

**SUSAN L. WHITE, a single woman**

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

**SCOTT A. RICHARDS**

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


**LOT 3, ACCORDING TO THE SURVEY OF WHITESTONE TOWNHOMES, PHASE ONE, AS CORRECTED AND RE-RECORDED IN MAP BOOK 20 PAGE 125 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA**

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

**71,710.00 of the Purchase Price was obtained by a Purchase Money Mortgage filed simultaneously herewith.**

TO HAVE AND TO HOLD to the said grantee, **SCOTT A. RICHARDS** 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 I/WE have hereunto set MY/OUR hand(s) and seal(s), this 5th day of August, 2004.

  
SUSAN L. WHITE

STATE OF ALABAMA  
COUNTY SHELBY General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that SUSAN L. WHITE, a single woman 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of August, 2004.

  
NOTARY PUBLIC 1-25-07

MY COMMISSION EXPIRES:

