

08-363
Tracie W. Scarborough
5232 Old Mill Circle, Pelham, Alabama 35124

20080711000280710 1/1 \$71.00
Shelby Cnty Judge of Probate, AL
07/11/2008 12:58:34PM FILED/CERT

WARRANTY DEED

THE STATE OF ALABAMA,
JEFFERSON COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Sixty Thousand and 00/100 (\$160,000.00), Dollars** to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, **Jimmy J. Wright, An Unmarried Man** (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto **Tracie W. Scarborough**, (herein referred to as GRANTEE(S), their heirs and assigns, the following described real estate, situated in the County of Shelby, and State of Alabama, to-wit:

Lot 23, according to the Survey of Old Mill Trace, Second Sector, as recorded in Map Book 8, page 156, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Taxes for the year 2008 and subsequent years.
2. All covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record.

3. A THIRD PARTY MORTGAGE IN THE AMOUNT OF \$ 100,000.00 EXECUTED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 7th day of July, 2008.

Jimmy J. Wright
Jimmy J. Wright

THE STATE OF ALABAMA
COUNTY OF JEFFERSON

Shelby County, AL 07/11/2008
State of Alabama

Deed Tax: \$60.00

I, the undersigned, a Notary Public in and for said State hereby certify that Jimmy J. Wright and , whose name(s) are signed to the foregoing conveyance, and who is 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 official seal this 7 day of July, 2008

Notary Public

Commission Expires: 8-7-2010

PREPARED BY: Michael Galloway 931 Sharitt Avenue, #113, Gardendale, Alabama 35071

