

This instrument was prepared by:

(Name) Larry L. Halcomb, Attorney
3512 Old Montgomery Highway, Suite 219
(Address) Birmingham, AL 35209

Send Tax Notice To: Youngran Scarborough
name
117 Hayesbury Lane
Pelham, AL 35124
address

WARRANTY DEED-

STATE OF ALABAMA
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **ONE HUNDRED THIRTY ONE THOUSAND AND NO/100 DOLLARS (\$131,000.00)**

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Cynthia Mertz a/k/a Cynthia Mertz Abernathy and Husband, John L. Abernathy**

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

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


Lot 9, according to the Survey of Final Plat Hayesbury, Phase 3, as recorded in Map Book 30, Page 138, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 2010.

Subject to easement(s), building line(s), and restriction(s) as shown on recorded map.

Subject to restrictions appearing of record in Inst. No. 2001-27838 and Inst. No. 2001-48731.


20100430000133730 1/1 \$16.00
Shelby Cnty Judge of Probate, AL
04/30/2010 01:48:45 PM FILED/CERT

Shelby County, AL 04/30/2010
State of Alabama
Deed Tax : \$4.00


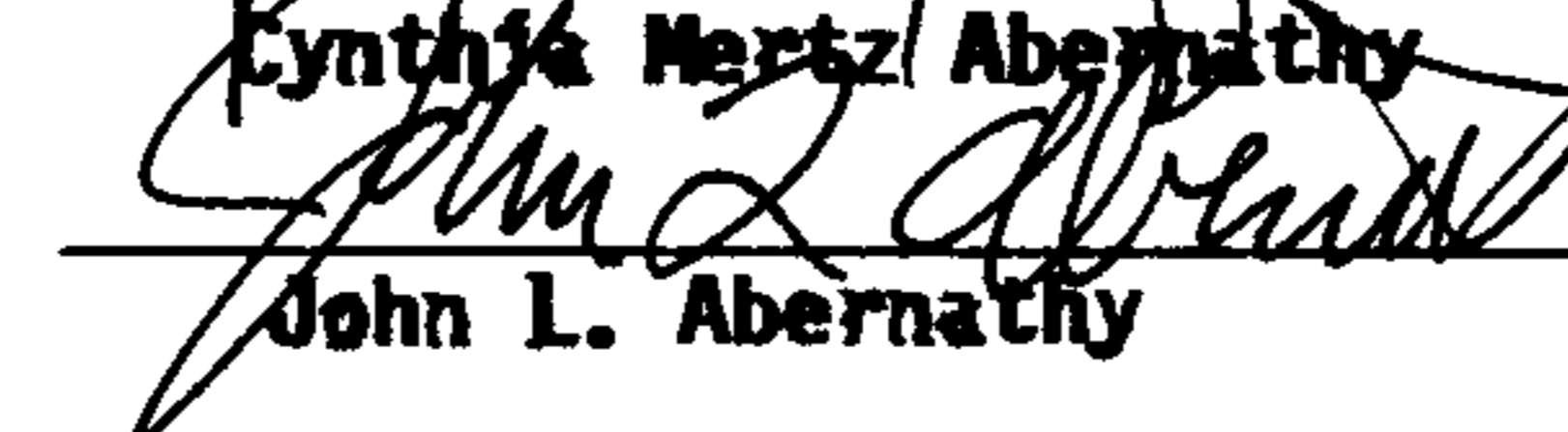
\$127,070.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 27th day of April, 2010

_____(Seal)
_____(Seal)
_____(Seal)


_____(Seal)

_____(Seal)

STATE OF ALABAMA
JEFFERSON

COUNTY }

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for the said County, in said State, hereby certify that Cynthia Mertz Abernathy and Husband, John L. Abernathy whose name(s) 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 27th day of April A.D., 2010


Larry L. Halcomb

Notary Public

My Commission Expires: 1/23/14