

THIS INSTRUMENT PREPARED BY:

NAME: Dale Corley, Attorney

ADDRESS: 2100 16th Avenue So.
Birmingham, Al 35205

Send Tax Notice To:

Sharon B. Kanary

16 Frankies Lane

Alabaster, Al 35007

WARRANTY DEED (Without Survivorship)

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty Thousand Six Hundred Fifty Four & 93/100-----Dollars AND THE ASSUMPTION OF THE HEREINAFTER DESCRIBED MORTGAGE,

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

WILLIAM HUGHLON BROWN AND WIFE, REBECCA S. BROWN

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

Sharon B. Kanary

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

Lot 16, according to Survey of SCOTTSDALE, as recorded in Map Book 6, Page 101, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

As part of the consideration herein, the grantee agrees to assume and pay the unpaid balance of that certain mortgage to Molton, Allen & Williams, Inc. dated March 21, 1977, and recorded in Mortgage Book 363 Page 368 in said Probate Office of Shelby County, Alabama.

\$14,400.12 of the above recited purchase price was paid from a second mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantees, 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, we have hereunto set our hands(s) and seal(s), this 25th day of August 83, 1983.

Deed TAX 6.50
Rec 1.50
Jud 1.00
9.00
1983 SEP -7 AM 8:20
I CERTIFY THIS DEED WAS FILED
(Seal)

William Hughlon Brown (Seal)
William Hughlon Brown
Rebecca S. Brown (Seal)
Rebecca S. Brown

STATE OF ~~ALABAMA~~ GEORGIA
Cobb COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Hughlon Brown and wife, Rebecca S. Brown 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 and official seal this 25th day of August A. D., 1983