

Send Tax Notice To:  
Miriam S. Geisman  
5169 Selkirk Drive  
Birmingham, Alabama 35243

This Instrument was Prepared by:  
DAVID L. SILVERSTEIN  
Berkowitz, Lefkovits, Isom & Kushner  
1100 Financial Center  
Birmingham, Alabama 35203

STATE OF ALABAMA )  
                          )  
JEFFERSON COUNTY )

WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 31st day of May, 1985, by LOUISE D. BROWN, an unmarried woman (hereinafter referred to as the "Grantor"), to MIRIAM S. GEISMAN (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of SEVENTY-ONE THOUSAND AND 00/100 DOLLARS (\$71,000.00), to Grantor, in hand paid by MIRIAM S. GEISMAN, the receipt whereof is hereby acknowledged by Grantor, the Grantor does hereby GRANT, BARGAIN, SELL and CONVEY unto the Grantee, MIRIAM S. GEISMAN, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 14, Block 1, according to the Plat of Selkirk, a Subdivision of Inverness, as recorded in Map Book 6, Page 163, in the Office of the Judge of Probate of Shelby County, Alabama,

TOGETHER with all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is subject to the following:

1. Ad valorem taxes for the tax year 1985;
2. 10-foot utility easement over the East side of said lot and 15-foot easement over the Northeast corner of said lot as shown on recorded map;
3. Restrictive covenants filed for record on July 21, 1977, recorded in Misc. Book 21, Page 10, in the Office of the Judge of Probate of Shelby County, Alabama;
4. Title to minerals and underlying caption lands with mining rights and privileges belonging thereto;
5. Transmission line permit to Alabama Power Company recorded in Deed Book 306, Page 10, in said Probate Office;
6. Agreement with Alabama Power Company dated March 24, 1977, recorded in Misc. Book 21, page 377, in said Probate Office; and
7. Easements as to underground cables, recorded in Misc. Book 21, Page 376, in said Probate Office.

TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever.

And the Grantor does for herself, her heirs, executors and administrators covenant with said Grantee, her heirs and assigns, that she is lawfully seized in fee simple of said

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premises; that they are free from all encumbrances unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned Grantee, LOUISE D. BROWN, has hereunto set her signature and seal, this 31st day of May, 1985.

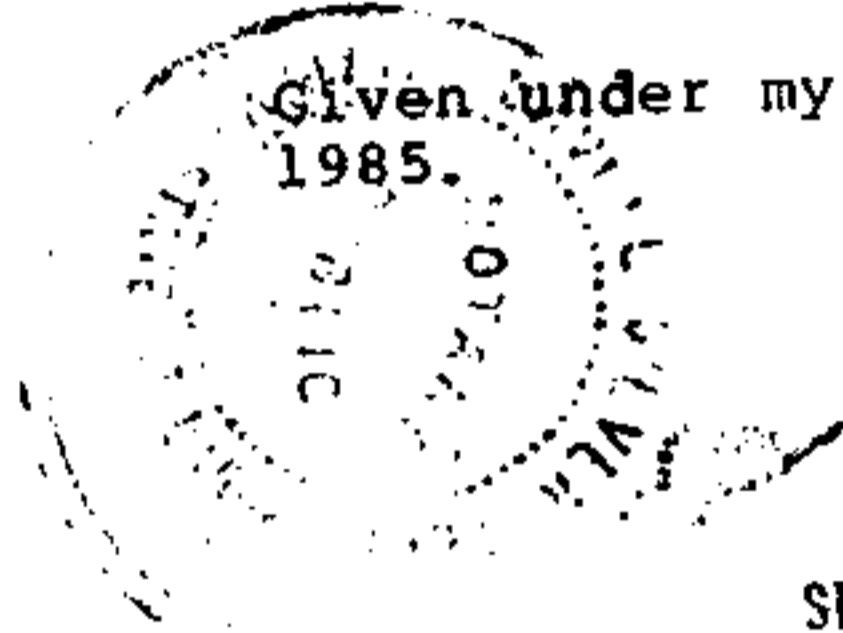
*Louise D. Brown*  
Louise D. Brown

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that LOUISE D. BROWN, whose name is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of May, 1985.



*Paul J. Senter*  
Notary Public

My Commission Expires: 8-6-88

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1985 JUN -3 AM 9:43

*Thomas A. Senter, Jr.*  
JUDGE OF PROBATE

Rec'd 4x 71.00  
LIC 5.00  
Jed 1.00  
77.00

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