



american title insurance company

BIRMINGHAM, ALABAMA

This instrument was prepared by

(Name) Summey B. Higgins, Jr.

(Address) 300 Cahaba Park South, Suite 130, Birmingham, Alabama 35243

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-Five Thousand Two Hundred Forty-Three and no/100 dollars (\$25,243.00)

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

Dane R. Browning and Karen B. Browning husband and wife

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

Bryan Construction, Inc.

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

Lot 55, Meadow Brook, 12th Sector, as recorded in Map Book 9, Page 27 in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1986.

Subject to restrictions, rights of way, building lines and agreement with Alabama Power Company of record.

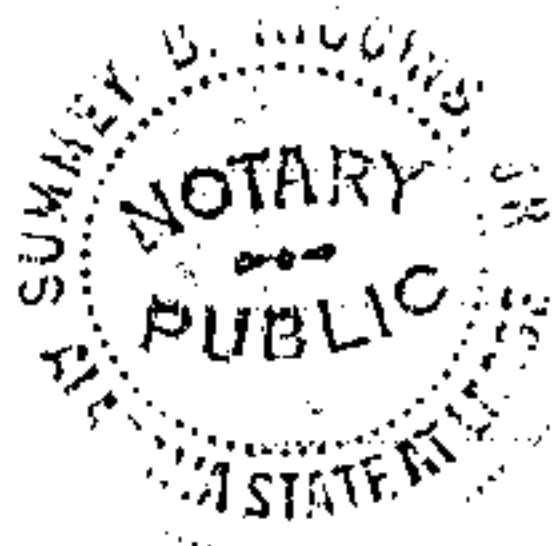
\$25,243.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And K(we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~my~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~my~~ (we) have a good right to sell and convey the same as aforesaid; that X (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 3rd

day of April, 1986.



STATE OF ALABAMA
NOTARY PUBLIC
(Seal)

1986 APR 16 AM 9:03 (Seal)
See Mtg 068-218 (Seal)

Karen B. Browning (Seal)
Dane R. Browning (Seal)

General Acknowledgment

STATE OF ALABAMA
Shelby COUNTY

I, Summey B. Higgins, Jr., a Notary Public in and for said County, in said State, hereby certify that Dane R. Browning and Karen B. Browning 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of April, A. D., 1986.

Tefferson Title Corp.

My Commission Expires March 21, 1989

Summey B. Higgins, Jr. Notary Public.