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Shelby, AL 35243

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Thousand and No/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Edmund J. Fahey and wife, Rita R. Fahey

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

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

Lot 11, according to a survey of Fahey's Subdivision as recorded in Map Book 8, Page 52, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

- (1) Taxes for 1987, a lien but not yet due and payable.
- (2) Public utility easements as shown by recorded plat, including a 30-foot Alabama Power Company easement over said lot.
- (3) Rights of Alabama Power Company as shown by an instrument recorded in Deed Book 242, Page 369.
- (4) Right of way to Shelby County, recorded in Deed Book 257, Page 731, in Probate Office.
- (5) Conditions, covenants and restrictions as recorded in Misc. Book 43, Page 576, in Probate Office.
- (6) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 313, Page 422, in Probate Office.

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

And ~~X~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (we) will and ~~we~~ (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 day of January, 1987.

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

1987 JAN -9 AM 9:01

Thomas A. French
JUDGE OF PROBATE

(Sent Rec)

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(Sent)

(909)

General Acknowledgment

STATE OF ALABAMA

JEFFERSON COUNTY

1, H. Grand Walton, a Notary Public in and for San Diego County, in said State,
hereby certify that Edmund J. Fahey and wife, Rita R. Fahey

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 15 day of January

1 Cohabitation Title

Notary Public