

**THIS INSTRUMENT PREPARED BY:**

George M. Higginbotham, Esq.  
209 No. 17th Street  
Bessemer, AL 35020

**RETURN DEED TO:**

✓(Name) Bonnie Green Brown  
7030 - Highway 13  
(Address) Maylene, AL 35114

Inst # 1994-05537

**WARRANTY DEED**

STATE OF ALABAMA § KNOW ALL MEN BY THESE PRESENTS  
SHELBY COUNTY §

That in consideration of One Dollar and the clearing of title, Jeffery B. Brown, a single man, (herein referred to as grantor), does hereby grant, bargain, sell and convey unto **Bonnie Green Brown, also known as, Bonnie Green Rouse, a divorced woman** (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Begin at the SW corner of NW 1/4 of SE 1/4 of Section 26, Township 20 South, Range 4 West for the point of beginning, thence run north along the west line of said NW 1/4 of SE 1/4 a distance of 381.60 feet to the SE right of way boundary of paved county road, turn right and angle of 49 degrees 31 minutes along SE right of way boundary a distance of 210.0 feet, turn right an angle of 130 degrees 29 minutes a distance of 516.87 feet to the South line of said NW 1/4 of SE 1/4, turn right an angle of 89 degrees 37 minutes along said south line a distance of 159.72 feet to point of beginning; being in NW 1/4 of SE 1/4 Section 26, Township 20 South, Range 4 West, Shelby County, Alabama.**

02/18/1994-05537  
11:40 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NCB 9.50

NOTE: The above described land being that same piece of land deeded to Bonnie Green Rouse by James Rouse in that certain deed recorded in Book 028 Page 406 in the Office of the Judge of Probate of Shelby County, Alabama.

**TO HAVE AND TO HOLD** to the said grantee, her heirs and assigns

forever. And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; and that I will, with my heirs, executors and administrators warrant and defend the same to the said GRANTEES, her heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF I have hereunto set my hand and seals this 15<sup>th</sup> day of February, 1994.

Jeffery B. Brown (Seal)

STATE OF ALABAMA  
SHELBY COUNTY

**General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, certify that, **JJEFFERY B. BROWN**, a single man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15<sup>th</sup> day of February, 1994.

Jane A. Higginbotham  
Notary Public.

02/18/1994-05537  
11:40 AM CERTIFIED  
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001 MCD 9.50