



**JEFFERSON TITLE CORPORATION**  
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) SUMMEY B. HIGGINS, JR.

(Address) 2232 CAHABA VALLEY DRIVE  
BIRMINGHAM, ALABAMA 35242

CORPORATION FORM WARRANTY DEED. JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TWENTY-FIVE THOUSAND FIVE HUNDRED DOLLARS (\$25,500.00)**

to the undersigned grantor, **YELLOWLEAF ESTATES, INC.**, a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR  
does by these presents, grant, bargain, sell and convey unto

**JEFFREY M. BROWN AND WIFE, TAMMY R. BROWN**

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in \_\_\_\_\_

CHELSEA, ALABAMA IN SHELBY • County, Alabama to-wit:

**LOT 11, ACCORDING TO THE SURVEY OF YELLOWLEAF RIDGE ESTATES, AS RECORDED IN  
MAP BOOK 18, PAGE 127, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.  
SITUATED IN SHELBY COUNTY, ALABAMA.**

**MINERAL AND MINING RIGHTS EXCEPTED.**

**SUBJECT TO TAXES FOR 1995.**

**SUBJECT TO RESTRICTIONS, BUILDING LINES, EASEMENTS AND COVENANTS OF RECORD.**

**Inst # 1995-36022**

**12/15/1995-36022**  
**12:15 PM CERTIFIED**  
**SHELBY COUNTY JUDGE OF PROBATE**  
**001 MCD 9.50**

**TO HAVE AND TO HOLD** to the said GRANTEES as joint tenants with right of survivorship. And said GRANTOR does for itself, its  
successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are  
free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same  
to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said GRANTOR, by its ~~XXXXXX~~ **SEC./TREAS., DONALD M. ACTON**  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the **6TH** day of **DECEMBER** **19 95.**

**ATTEST:**

Secretary

By

*[Signature of Donald M. Acton]*

**SEC./TREAS.**

~~XXXXXX~~

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

}

I, **SUMMEY B. HIGGINS, JR.**, a Notary Public in and for said County in said  
State, hereby certify that **DONALD M. ACTON**  
whose name as ~~XXXXXX~~ **SEC./TREAS. OF YELLOWLEAF ESTATES, INC.**  
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the **6TH** day of **DECEMBER** **1995.**

*[Signature of Summey B. Higgins Jr.]*

**NOTARY PUBLIC STATE OF ALABAMA AT LARGE. Notary Public**  
**NOTED FOR RECORD BY PUBLIC DEPARTMENT** **MARCH 21, 1997**  
**RECORDED INTO ALABAMA PUBLIC DEPARTMENT**

**F.A.P.O. Box 10247**

**Inst # 1995-36022**