

WARRANTY DEED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Heidi Kapanka
690 Highland Lakes Cove
Birmingham, AL 35242

Inst # 2000-14085

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FOUR HUNDRED FORTY FIVE THOUSAND AND NO/100 DOLLARS (\$445,000.00), to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **DELBERT M. BROWN AND WIFE MARTHA O. BROWN**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **HEIDI KAPANKA** (herein referred to as Grantee) the following described real estate, situated in the State of Alabama, County of Shelby, to-wit: *AK*

Lot 113, according to the Survey of Highland Lakes, 1st Sector, as recorded in Map Book 18, Page 37 A-G, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, right of ways, limitations, if any, of record.

\$345,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our 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, We have hereunto set our hands and seal, this 14th day of April, 2000.

Delbert M. Brown
DELBERT M. BROWN

Martha O. Brown
MARTHA O. BROWN

STATE OF ILLINOIS
COUNTY OF COOK

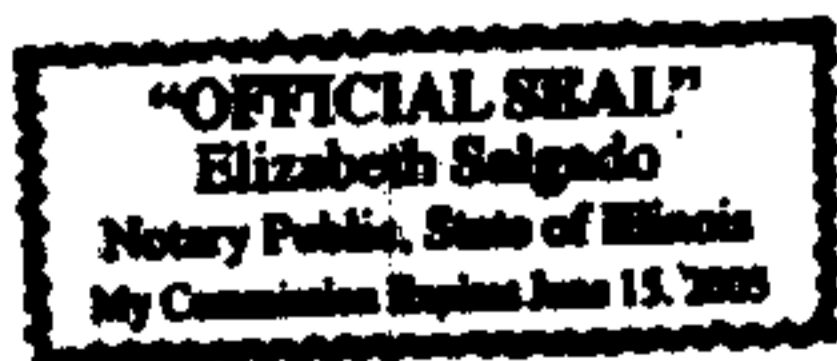
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **DELBERT M. BROWN AND WIFE MARTHA O. BROWN**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 14th day of April, 2000.

Elizabeth Salgado
Notary Public

My Commission Expires: 6/15/2003

zkapanka



05/01/2000-14085
11:04 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 100.50