

10701

This instrument was prepared by

(Name).....

(Address).....

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of one dollar and other valuable consideration.....

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, M. F. Brown and wife Florrea M. Brown

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

Phillip W. Brown and wife Claudia Ann Brown

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

Lot 11, in Block 3, according to resurvey of George's Subdivision of Keystone Sector 3, as recorded in Map Book 4, Page 33, in Probate Office of Shelby County, Alabama. Mineral and Mining rights excepted.

This deed corrects that certain deed executed by M. F. Brown on November 12, 1965, and recorded on November 15, 1965, in Volume 238, Page 814 in the Office of the Judge of Probate of Shelby County, by showing the correct marital status of M. F. Brown at the time of execution of said deed and at the present time.

STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
INSTRUMENT WAS FILED
1968 JUL - 3 PM 9:45
U.C. FILE NUMBER
REC. OFF. & PAGE AS SHOWN ABOVE
Clerk of Probate
JUDGE OF PROBATE

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

And I (we) do for ~~XXXX~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (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 22nd day of June, 1968.

M F Brown (Seal)

Florrea M Brown (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Maude L. Spain, a Notary Public in and for said County, in said State, hereby certify that M. F. Brown and Florrea M. 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 28 day of

June, A. D. 1968

Maude L. Spain
Notary Public

My Commission Expires May 16, 1970

238

CC 103