

SEND TAX NOTICE TO:
Joseph M. Brown
627 Mountain Laurel Court
Birmingham, AL

This instrument was prepared by
(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway, Birmingham, AL

WARRANTY DEED -

STATE OF ALABAMA }
Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty Five Thousand and 00/100-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

David Marshall Hicks, an unmarried man

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

Joseph M. Brown, Jr.

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

Lot 20-A, a resurvey of Lots 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, and Recreational Area of Davenport's Addition to Riverchase West, Sector 2, as recorded in Map Book 8, Page 40, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, restrictions, agreements, mineral and mining rights, and rights of way of record.

\$76,500.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (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, I have hereunto set my hands(s) and seal(s), this 5th day of June, 1984.

Zoa White
Don J. [unclear]

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

1984 JUN 13 AM 8:18

David Marshall Hicks

David Marshall Hicks

Recd TAX 8.50
Recd 1.50
Total 10.00

STATE OF ALABAMA }
MOBILE COUNTY }

Judge of Probate General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Marshall Hicks, an unmarried 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 5th day of June, A. D., 1984.

Suzanne J. Harrison

Notary Public

My Commission Expires Oct. 29, 1986