

This instrument was prepared by

(Name) COURTNEY H. MASON, JR.

(Address) P.O. BOX 360187, Birmingham, AL  
35236-0187



945

WARRANTY DEED

STATE OF ALABAMA }  
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FOURTEEN THOUSAND SEVEN HUNDRED FIFTY AND NO/100TH DOLLARS (\$14,750.00)

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

JAMES D. BROWN AND WIFE, NANCY S. BROWN

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

HORACE B. HANSON, JR.

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

Lot 3, According to the Willow Ridge Addition to Indian Springs, as recorded in Map Book 7 page 76, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

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

And K (we) do, for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that X (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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF X (we) have hereunto set ~~my~~ (our) hand(s) and seal(s) this 16th day of July, 19 84.

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

1984 JUL 19 AM 9:15

*Thomas A. [Signature]*  
JUDGE OF PROBATE

Deed \$5.00  
Recd. 2.50  
Jud. 1.00  
18.50

(SEAL)

*James D. Brown*  
JAMES D. BROWN

(SEAL)

(SEAL)

*Nancy S. Brown*  
NANCY S. BROWN

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA }  
SHELBY COUNTY }

General Acknowledgment

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that James D. Brown and wife, Nancy S. Brown

whose name(s) 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 16th day of July, A.D. 19 84

*[Signature]*  
Notary Public

Notary Public

My Commission Expires April 9, 1987