

Notary Public to:
Byron W. Brown
2546 Comanche Drive
Birmingham, AL 35244

This instrument was prepared by

(Name) W. A. Jenkins, Jr. 263-
227 Frank Nelson Bldg.
(Address) B'ham, AL 35203

*hereinafter described mort-
gage
** in the amount \$17,000.00 to
Alabama Federal Savings & Loan
Association

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventeen Thousand and no/100 - - - - - DOLLARS
and the execution of a purchase money 2nd mortgage* and the assumption of the *
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
James F. Lamb and wife, Brenda H. Lamb

(herein referred to as grantors) do grant, bargain, sell and convey unto

Byron W. Brown and wife, Becky A. Brown

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

SHELBY

County, Alabama to-wit:

Lot 24, according to the Survey of Indian Valley, Third Sector, as
recorded in Map Book 5, Page 97 in the Probate Office of Shelby
County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 1984
2. Building line as shown by recorded map
3. Easement as shown by recorded map
4. Easement to Alabama Power Co. recorded in Vol. 102, Page 55,
Vol. 119, Page 297, Vol. 107, Page 121, Volume 102, Page 53,
Volume 103, Page 43 and Volume 104, Page 213, in the Probate
Office of Shelby County, Alabama.
5. Restrictions recorded in Misc. Record 1, page 72 in said
Probate Office.
6. Mineral and mining rights and rights incident thereto recorded
in Volume 181, Page 385, in said Probate Office.

The herein named Grantees assume and agree to pay the unpaid balance of that
certain mortgage to Home Federal Savings & Loan Association of the South re-
corded in Volume 370, Page 617 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 other-
wise 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 hand(s) and seal(s), this 27th
day of July, 1984

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

1984 AUG - 6 AM 9:32

(Seal)

JUDGE OF PROBATE

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State,
hereby certify that James F. Lamb and wife, Brenda H. Lamb
whose name s are 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 27th day of July A. D., 1984