

879

This instrument was prepared by  
(Name) Courtney H. Mason, Jr.  
(Address) P. O. Box 360187  
Birmingham, Alabama 35236-0187



This Form furnished by:  
**Cahaba Title, Inc.**  
Highway 31 South at Valleydale Rd. P.O. Box 689  
Pelham, Alabama 35124  
Phone (205) 988-5600  
Policy Issuing Agent for  
SAFECO Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA }  
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy Four Thousand Three Hundred Fifty and no/100th (\$74,350.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
or we, Howard H. Brown and wife, Ramona G. Brown

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

Daniel Realty Corporation

(herein referred to as grantee, whether one or more), the following described real estate, situated in

A parcel of land situated in the Shelby County, Alabama, to-wit:  
Township 18 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:  
Begin at the SW corner of the SE 1/4 of the SE 1/4 of Section 31, Township 18 South, Range 1 West, and run East along said South 1/4 - 1/4 Section line 120.68 feet; thence 89 deg. 23 min. 28 sec. left and run North for 200.00 feet; thence 90 deg. 36 min. 32 sec. left and run West and parallel to said South 1/4 - 1/4 Section line for 120.76 feet; thence 89 deg. 24 min. 52 sec. left and run South 200.00 feet to the point of beginning.  
Together with a 15 foot easement for a driveway from Hwy 280 South to the Northwest corner of property herein conveyed.  
According to survey of Frank N. Champion, Reg. No. 6254, dated July 15, 1987.  
Situated in Shelby County, Alabama.

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

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 11th day of August, 19 87

BOOK 145 PAGE 554

STATE OF ALABAMA  
I CERTIFY THIS INSTRUMENT WAS FILED

1987 AUG 13 AM 9:17

*Ramona G. Brown*  
JUDGE OF PROBATE

*Deed for 74,350.00*  
74,350.00 (SEAL)

*Howard H. Brown* (SEAL)  
HOWARD H. BROWN

*Ramona G. Brown* (SEAL)  
RAMONA G. BROWN

STATE OF ALABAMA }  
SHELBY COUNTY }

General Acknowledgment

I, THE UNDERSIGNED  
in said State, hereby certify that HOWARD H. BROWN AND WIFE, RAMONA G. BROWN

a Notary Public in and for said County,

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 11TH day of AUGUST, A.D. 19 87

*[Signature]*  
Notary Public