

This instrument was prepared by

\$13,000.00 purchase price

HARRISON, CONWILL, HARRISON & JUSTICE
P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred and no/100-----Dollars
and other good and 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,

Maxie Lynn Brown and wife, Danita Ann Brown
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

J. Sadler Sanders

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

Commence at the Northeast corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 15, Township 19 South, Range 2 East; thence proceed South along the East boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 210.0 feet to the point of beginning. From this beginning point continue South along the East boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 105.0 feet; thence turn an angle of 88 deg. 50 min. to the right and proceed West for a distance of 210.0 feet; thence turn an angle of 91 deg. 10 min. to the right and proceed North for a distance of 105.0 feet; thence turn an angle of 88 deg. 50 min. to the right and proceed East for a distance of 210.0 feet to the point of beginning. The above described land is located in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 15, Township 19 South, Range 2 East, and contains 0.53 acres.

Inst # 1992-15046
07/27/1992-15046
08:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 20.50

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 July, 19 92.

_____(SEAL) Maxie Lynn Brown _____(SEAL)
Maxie Lynn Brown
_____(SEAL) Danita Ann Brown _____(SEAL)
Danita Ann Brown
_____(SEAL) _____(SEAL)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment
a Notary Public in and for said County,

I, the undersigned authority, Maxie Lynn Brown and wife, Danita Ann Brown
in said State, hereby certify that

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 July, A.D. 19 92.

St Clair Fed. _____
Notary Public