

WARRANTY DEED

SEND TAX NOTICE TO:

Carolyn N. Brown
 5135 Valleybrook Circle
 Birmingham, Alabama 35244

THIS INSTRUMENT PREPARED BY:

Claude McCain Moncus, Esq.
 CORLEY, MONCUS & WARD, P.C.
 2100 SouthBridge Parkway
 Suite 650
 Birmingham, Alabama 35209
 (205) 879-5959

Inst # 1993-06237

03/05/1993-06237
 11:03 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
 002 NCD 34.00

State of Alabama
 County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED TWENTY FOUR THOUSAND AND 00/100*****DOLLARS (\$124,000.00*****) to the undersigned Grantor or Grantors in hand paid by the Grantees, whether one or more, herein, the receipt of which is hereby acknowledged, we, Keith A. Kuells and Jennifer L. Kuells, husband & wife, (herein referred to as Grantors) do grant, b a r g a i n , s e l l a n d c o n v e y u n t o Carolyn N. Brown, an unmarried person (herein referred to as Grantees) as individual owner or as joint tenants, with right of survivorship, if more than one, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 24, according to the Survey of Valley Brook, Phase I, as recorded in Map Book 10, Page 56, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama;

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record, and Ad Valorem taxes for the year 1993, which said taxes are not due and payable until October 1, 1993. \$99,200.00***** of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee(s), his/her/their heirs and assigns, forever; it being the intention of the parties to this conveyance, that if more than one Grantee, then to the Grantees as joint tenants with right of survivorship (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantee(s) herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with said Grantee(s), his/her/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 heirs, executors and administrators shall, warrant and defend the same to the said Grantee(s), his/her/their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 4th day of December, 1992.

Keith A. Kuells (Seal)
 Keith A. Kuells

Jennifer L. Kuells (Seal)
 Jennifer L. Kuells

State of Alabama

Shelby County

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Keith A. Kuells and Jennifer L. Kuells, husband & wife, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this the 17th day of December, 1992.

Donna C. Drummond
Notary Public

MY COMMISSION EXPIRES MAY 15, 1995.

(SEAL)

My commission expires: _____

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