

This instrument was prepared by

(Name) Larry L. Halcomb  
(Address) 3512 Old Montgomery Highway  
Birmingham, Alabama 35209

Send Tax Notice To: Lisa Karen Brown  
name  
121 Greenfield Lane  
Alabaster, Alabama 35007  
address

WARRANTY DEED-

STATE OF ALABAMA }  
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One hundred nine thousand five hundred and No/100 (109,500.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Kurt R. Britnell, a single man

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

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

Lot 17, according to the Survey of Greenfield, Sector I, as recorded in Map Book 15, Page 111, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1993.

Subject to 30 foot building setback line along Greenfield Lane and Leaf Lane as shown on recorded map.

Subject to 10 foot easement along south and east property lines as shown on recorded map.

Subject to right of way granted Alabama Power Company recorded in Volume 48, Page 626 and Volume 136, Page 398.

Subject to restrictions set forth on recorded map.

Inst # 1993-13470

05/11/1993-13470  
04:14 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NCO 12.00

\$ 104,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 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 otherwise 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, I have hereunto set my hands(s) and seal(s), this 6th day of May, 1993.

(Seal) Kurt R. Britnell (Seal)  
(Seal) (Seal)  
(Seal) (Seal)

STATE OF ALABAMA }  
JEFFERSON COUNTY }

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Kurt R. Britnell, a single man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of May, A. D., 1993.

Larry L. Halcomb

Notary Public

My Commission Expires January 23, 1994