

WARRANTY DEED

SEND TAX NOTICE TO:

Douglas E. Wilkerson

Gorgeana R. Wilkerson

1962 Lakemont Drive

Birmingham, Alabama 35242

THIS INSTRUMENT PREPARED BY:

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

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of  
ONE HUNDRED EIGHTY SIX THOUSAND AND NO/100\*\*\*\*\*  
(\$ 186,000.00\*\*\*\*\*), 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, L. Scott Brown and Traci F.  
Brown, 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  
Douglas E. Wilkerson and wife, Gorgeana R. Wilkerson  
(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 6, according to the Survey of Southpointe, Sixth  
Sector, Phase One, recorded in Map Book 14, Page 85, in  
the Probate Office of 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 1s,  
\$ 48,800.00\*\*\*\*\* 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 27<sup>th</sup> day of June, 1993.

L. Scott Brown (Seal)  
L. Scott Brown

Traci F. Brown (Seal)  
Traci F. Brown

07/14/1993-20490  
11:06 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCB 48.50

State of Alabama

Shelby County

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that L. Scott Brown and Traci F. Brown, 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 27<sup>th</sup> day of June, 1993.

(SEAL)

*Bethann L. Monlen*

Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.  
MY COMMISSION EXPIRES: Feb. 12, 1996,  
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

My commission expires: \_\_\_\_\_

Inst # 1993-20490

07/14/1993-20490  
11:06 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 48.50