

THIS INSTRUMENT PREPARED BY:
 R. Shan Paden
 Paden & Harris
 100 Concourse Parkway, Suite 130
 Birmingham, Alabama 35244

SEND TAX NOTICE TO:
 Robert W. Brown
 101 St. Charles Dr.
 Helena, AL 35080

STATE OF ALABAMA)
 COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of ONE HUNDRED TWENTY SIX THOUSAND NINE HUNDRED AND NO/100THS (126,900.00) DOLLARS to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I or we, CLINT FULGHAM d/b/a CLINT FULGHAM CONSTRUCTION (herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto ROBERT W. BROWN and SHELIA J. BROWN (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 24, according to the map of St. Charles Place, as recorded in Map Book 17, Page 6 in the Office of the Judge of Probate of Shelby County, Alabama.

\$114,200.00 of the consideration paid herein was derived from a mortgage loan closed simultaneously herewith.

SUBJECT TO:

1. Ad valorem taxes for the year 1993; which said taxes are a lien but not due and payable until October 1, 1993.
2. Building setback line of 35 feet reserved from St. Charles Drive and Shelby County Highway #119.
3. Public utility easements as shown by recorded plat including 20 foot landscapt and sewer easement on the southerly and southeasterly sides and irregular storm detention easement on the southwesterly side of lot.
4. Transmission line permit to Alabama Power Company as recorded in Deed Book 133, Page 55; Deed Book 138, Page 217 and Deed Book 130, Page 166.
5. Restrictions, covenants and conditions as set

09/10/1993 11:30 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 003 MCD 27.50

Inst # 1993-27662

- out in instrument recorded as Instrument #1993-5181 and Map Book 17, page 6.
6. Easements to Southern Natural Gas as shown by instrument recorded in Deed 90, Page 336 and Deed 213, Page 117.
 7. Oil, gas and mineral lease to Cabot Oil & Gas Corporation as set out as Instrument #1992-11400.

\$114,200.00 of the consideration paid herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEES, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES 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 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 all the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this / day of September, 1993.


CLINT FULGHAM d/b/a CLINT FULGHAM
CONSTRUCTION

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for the State of Alabama, County at Large hereby certify that CLINT FULGHAM, 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 conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 1st day of September, 1993.

Robert S. Felt
Notary Public

My commission expires: 7/16/94

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