

This instrument was prepared by:
(Name) Joseph E. Conn, Jr.
(Address) 2850 Highway 31 So.
Pelham, Al. 35124

Send Tax Notice to:
(Name) Paul Brown
(Address) 75 Robinwood Drive
Sterrett AL 35147

WARRANTY DEED

\$ 500

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and other 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,

Maggie Ruth Harding

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

Paul Brown and Ruth Brown

(herein referred to as grantee, whether one or more), the following described real estate, situated in.

Shelby County, Alabama, to-wit:

Lot 3, of " THE BROWN FAMILY SUBDIVISION" as recorded in Map Book 18, Page 23, in the Office of the Judge of Probate of Shelby County, Alabama.

Inst # 1994-06387

02/28/1994-06387
09:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 9.00

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 _____ day of _____, 19 _____

Paul Brown (Seal) _____ (Seal)
Ruth Brown (Seal) _____ (Seal)

Maggie Ruth Harding (Seal)

STATE OF ALABAMA }
Shelby County } General Acknowledgment

I, Brenda P. Richman a Notary Public in and for said County, in said State, hereby certify that Maggie Ruth Harding, Paul Brown and Ruth Brown

whose name(s) are signed to the foregoing conveyance, and who are is 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 25th day of February 19 94

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