

THIS INSTRUMENT PREPARED BY:
NAME: William H. Halbrooks, Atty
Suite 704 Independence Plaza
ADDRESS: Birmingham, Al 35209

Send Tax Notice To:
Terry H. Brown
174 Stratford Circle
Pelham, AL 35124

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.** **BIRMINGHAM, ALA**

STATE OF ALABAMA }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Thousand and no/100-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we, Trudy A. Harris, unmarried woman

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

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

Lot 7, according to the Map and Survey of Stratford Place, Phase IV, as recorded in Map Book 14, page 69, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to Current taxes, easements and restrictions of record.

\$96,000.00 of the purchase price recited above
was paid from a mortgage loan closed simultaneously herein.

Inst # 1994-11374

04/07/1994-11374
10:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOI MCD 32.50

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 31st day of March, 1994.

(Seal)
(Seal)
(Seal)

Trudy A. Harris (Seal)
Trudy A. Harris (Seal)
(Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Trudy A. Harris 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of March, A. D., 1994.

Wm H. Halbrooks
Notary Public.